



Southlands Cuckfield Lane
Warninglid, RH17 5SN

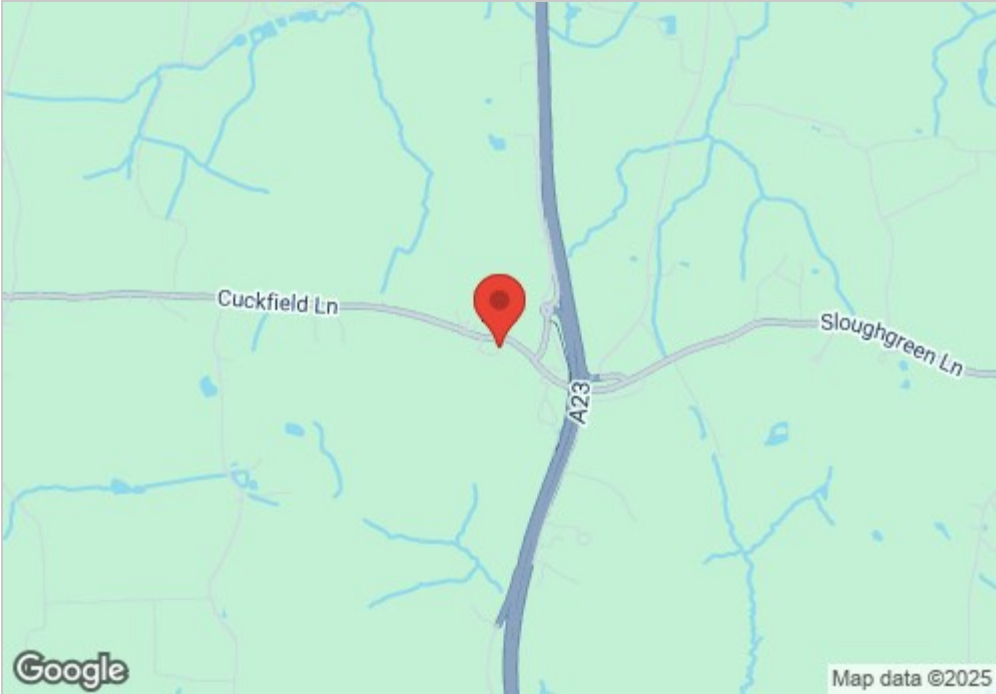
Asking price £395,000

This charming cottage is on the outskirts of the pretty village of Warninglid and forms part of a converted farm house that dates from the 1840s and was subsequently converted in the 1970s, with delightful rural views and easy links to the A23(M).

The accommodation is spread over the traditional two floors with the sitting room enjoying a dual aspect and attractive exposed brick fireplace with wood-burning stove, perfect for those chilly evenings. The 15ft kitchen/diner extends across the entire rear of the house and opens on to the garden. The bathroom concludes the ground floor. On the first floor of the property boasts a spacious master bedroom and two further well-proportioned bedrooms.

The cottage’s garden is pretty and enjoys open views over fields beyond. There is a useful brick outbuilding for storage. To the front is allocated parking and a garage in nearby block. This property also has access to beautiful communal gardens.

South Lodge sits on the outskirts of Warninglid in a pleasant rural location. There is easy links on to the A23(M) whilst the village itself boasts an exceptional gastro-pub in the form of the Half Moon Inn and a reputable primary school, rated 'Good' by OFSTED. For more extensive facilities the nearby villages of Cuckfield and Handcross are 5-10 mins drive and provides a choice of shops, stores, pubs & boutiques. Balcombe provides the nearest mainline station, although services from Haywards Heath are more frequent and it's station is 5 miles east.



- Three Bedrooms
- Wood burner
- Communal gardens & Private garden
- Freehold
- Air source heat pump
- Garage and allocated parking
- Countryside location
- Character Cottage
- Solar Panels

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

CUCKFIELD LANE - SOUTH LODGE

Approx. Gross Internal Floor (Excluding Garage / Outbuilding) Area 96.44 sq m / 1038.06 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

