





## Whitemans Green, Cuckfield, West Sussex

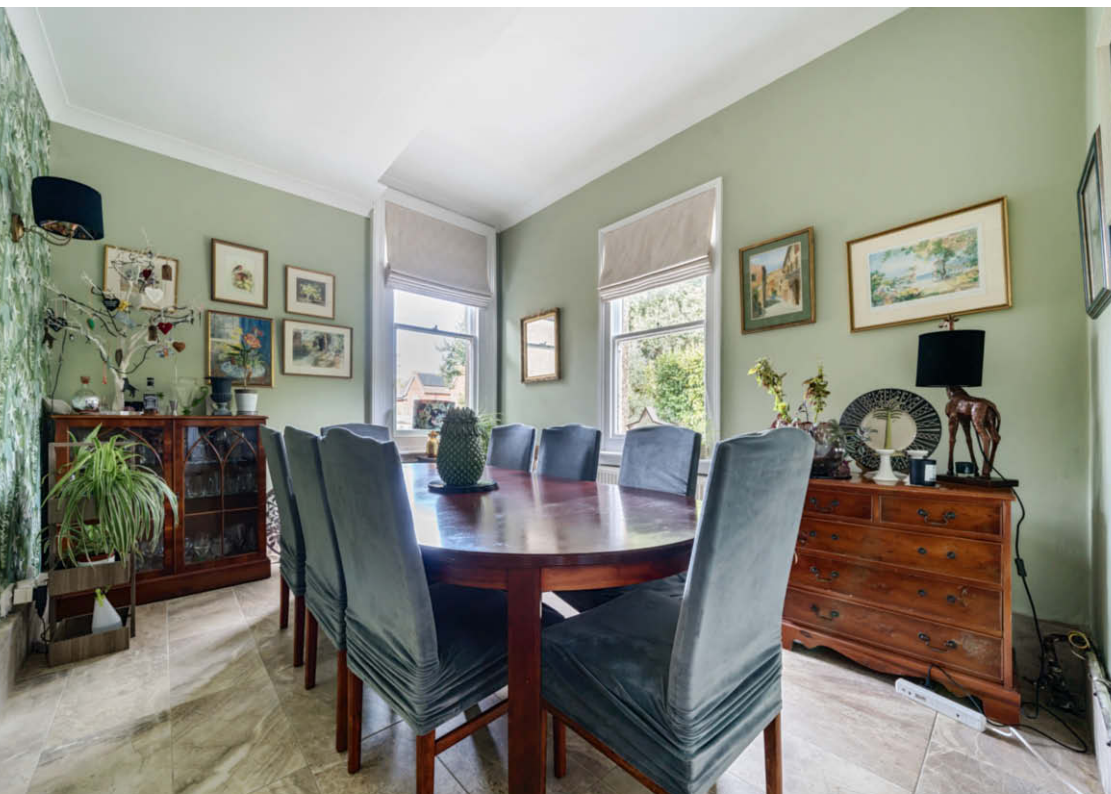
Spacious wing of a large Edwardian House set in approximately 0.71 acre mature gardens, located in the desirable village of Cuckfield.



- ▶ Wing of a Large Edwardian House
- ▶ Three Reception Rooms Including Impressive Drawing Room
- ▶ Two Bathrooms & One En-Suite Shower Room
- ▶ Mature Gardens with Orchard
- ▶ Approximately 0.71 Acre Plot
- ▶ Approximately 3416 sq ft
- ▶ Six Bedrooms
- ▶ Utility Room
- ▶ Summer House
- ▶ Walking Distance Cuckfield High Street

Believed to have originally been built circa 1918, the property has wealth of local history, including a school from the 1950's, to then converted into residential dwelling in the 1990's by the current owners. Set over three floors the internal accommodation measures approximately 3416 sq ft and provides flexible accommodation throughout. In further details the accommodation comprises; entrance hall, with doors leading to an impressive triple aspect drawing room measuring approximately 28' x 21'10" with high ceilings and French doors leading to the rear garden. The drawing room was an addition in the 1930's to be a billiards room and retains many original features including panelled walls and open fireplace. From the entrance hall doors lead to downstairs cloakroom, large kitchen/breakfast room with ample storage, granite worktops, Rangemaster oven and kitchen island. From the kitchen doors lead to a large utility room, dual aspect dining room and rear hallway, with rear access and doors leading to a further reception room, currently used as a cosy snug with open fireplace. The first floor comprises landing with doors leading to main bedroom, with ensuite shower room and enjoys views over Whitemans Green playing fields towards the South Downs. There is one further double bedroom, two single bedrooms and a family bathroom with large bath, separate shower until wc, wash basin and linen cupboard. The second floor comprises landing with space for a desk, with two double bedrooms both enjoying stunning views and a modern bathroom with bath, separate shower unit and wc.

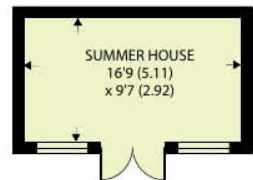




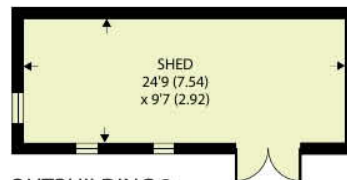




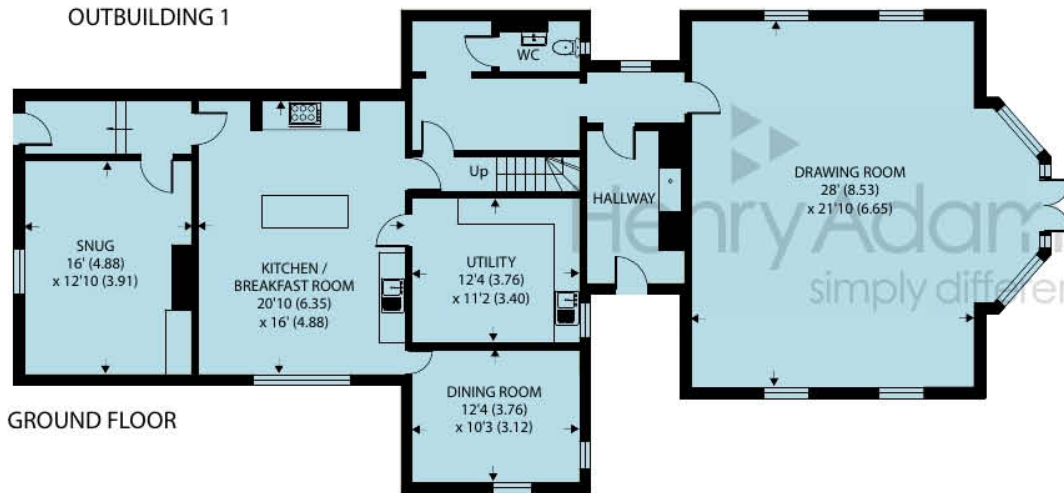
Denotes restricted head height



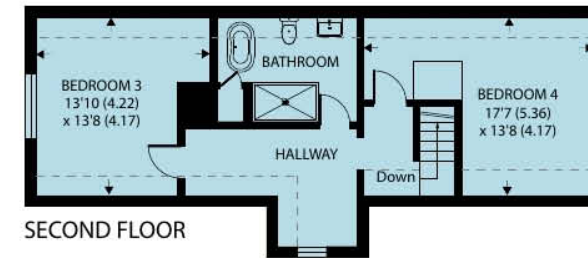
OUTBUILDING 1



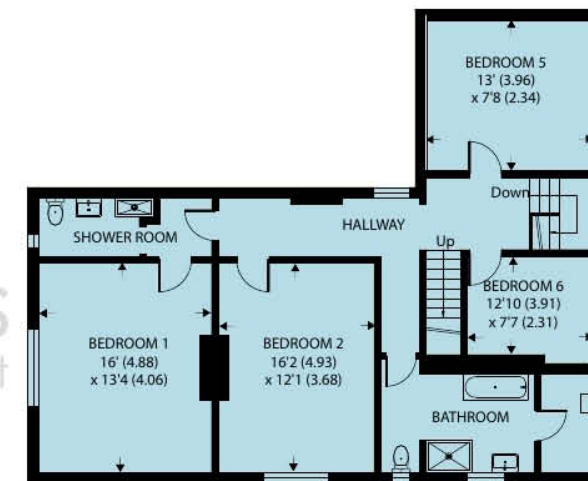
OUTBUILDING 2



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Approximate Area = 3416 sq ft / 317.3 sq m  
Limited Use Area(s) = 130 sq ft / 12 sq m  
Outbuildings = 398 sq ft / 36.9 sq m  
Total = 3944 sq ft / 366.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

To the front the property provides off road parking, with gates leading to entrance of house and to the rear garden. Set in approximately 0.71 acre the mature landscaped garden features large lawn area with a wide range of mature trees, mature beds with a wide range of flowers and shrubs throughout. The garden also features a large decked terrace with views across the garden and beyond, with hot tub and steps leading to lawn and side garden. The garden also provides two outbuildings including a large shed and a modern summer house with electricity supply, ideal for home office or gym. At the bottom of the garden is a private fruit orchard with wide range of trees including apple and plum trees.

## Location

Cuckfield which provides varied shops, boutiques, convenience store, medical centre, cafes and number of restaurants, pubs, and a Ockenden Manor hotel with spa. Further leisure facilities are within walking distance to Rugby Club, Football Club at the recreational ground of Whitemans Green and Cuckfield Golf Club, which offers excellent golfing facilities and popular 180 Degrees Bar and Kitchen. An excellent range of educational facilities are available locally, including Holy Trinity primary and Warden Park secondary schools, as well as several excellent independent schools within the district including Handcross Park School, Great Walstead, Cumnor House, Ardingly College, Worth, Hurstpierpoint College and Burgess Hill Girls.

The nearby town of Haywards Heath provides wider shopping facilities including Orchards Shopping Centre, two supermarkets including Waitrose and Sainsburys, Dolphin Leisure Centre, as well as a variety of bars restaurants situated on The Broadway. Haywards Heath mainline station is located approximately 2.9 miles from the property and provides regular services to London (approximately 45 minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (10 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.



