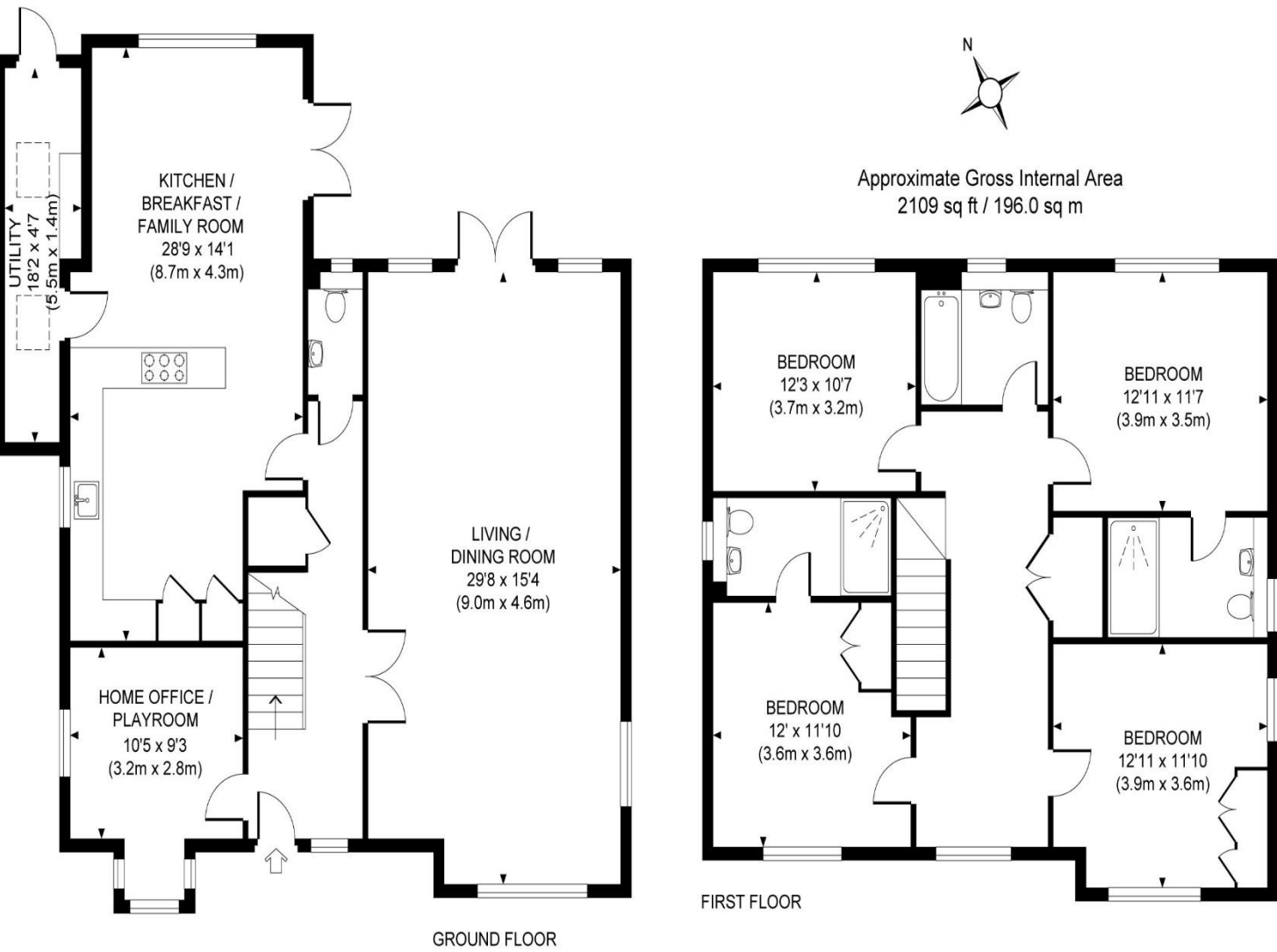


the floorplan...



An outstanding 4 double bedroom detached family home in stunning order throughout, conveniently situated in a small, select cul-de-sac close to nearby schools, village High Street and with easy road access onto the A/M23.

Guide Price £895,000  
Freehold

3 Horsefield Green, Cuckfield,  
West Sussex RH17 5GS



more details from...

call: Cuckfield office: **01444 417600**  
email: [cf@mansellmctaggart.co.uk](mailto:cf@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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## *in brief...*

- Prominent south-facing position – sought after central village location close to nearby schools and picturesque village High Street.
- Impressive accommodation arranged over two floors (2,109 sq. ft).
- 4 double bedrooms and 3 x bath/shower rooms.
- 29ft double aspect living/dining room with patio doors to garden.
- Home office/playroom to front aspect. Ground floor cloakroom/WC.
- Beautifully appointed 28ft kitchen/breakfast room/family room with newly built 18ft utility room (2018) with access to rear garden.
- Pleasant southerly outlook to front aspect over fields and countryside.
- Private driveway for two vehicles to front. Detached garage to rear with further parking space in front.
- Enclosed landscaped rear garden with patio.
- 5 year build guarantee remaining. Council Tax Band: G



*Built by Martin Grant Homes in 2016 to one of their largest designs. This beautifully appointed family home (2,109 sq.ft) is situated in a highly sought-after location overlooking open fields and countryside.*



## *in more detail...*

A stunning and impressively spacious 4-BEDROOM DETACHED family residence located in a prominent position, within a highly SOUGHT-AFTER CUL-DE-SAC, on the popular northern fringes of the village being conveniently situated for highly regarded schools, village centre and easy road access to the A/M23 and into nearby Haywards Heath rail station.

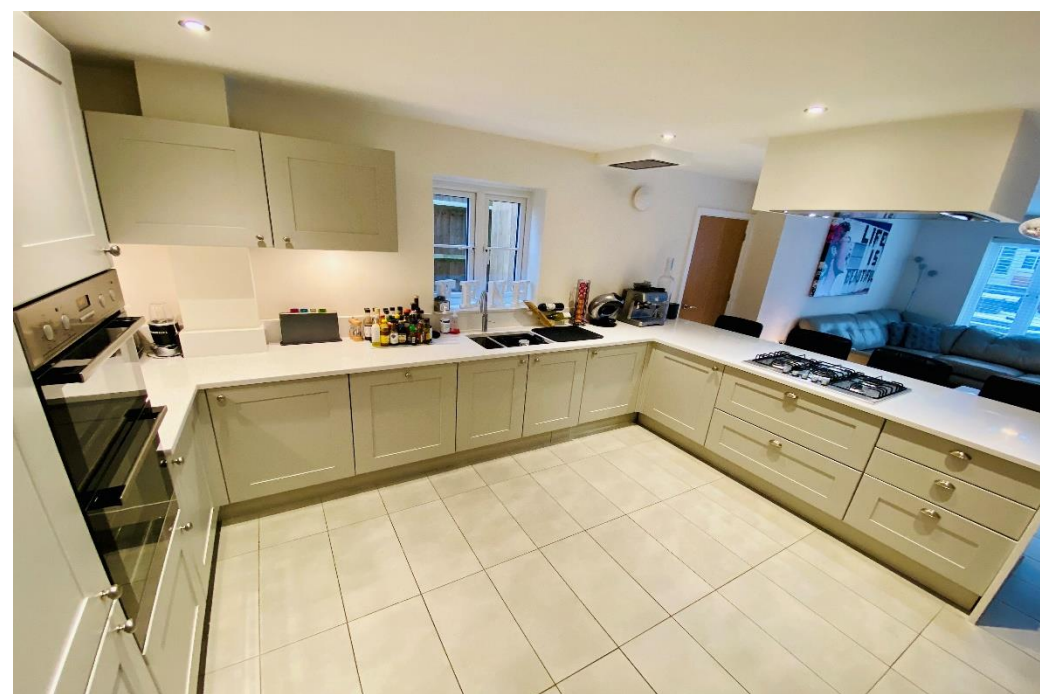
Built to one of their largest designs by Martin Grant Homes in 2016, whilst finished to a particularly high standard and specification, there is plenty of space on offer with generous room sizes throughout. The current owners of the property have also carried out several internal upgrades including having built a side extension off the kitchen to create a handy utility room with access to garden.

The versatile living accommodation briefly comprises: a LARGE RECEPTION HALL; CLOAKROOM/WC; HOME OFFICE/PLAYROOM; an impressive and bright, double aspect, full length LIVING/DINING ROOM with patio doors opening onto rear garden, a superb and spacious KITCHEN/BREAKFAST/FAMILY ROOM fitted with an extensive range of matching cupboards and drawers, built-in appliances including oven, gas hob, fridge and dishwasher, along with a stunning central breakfast bar and space for a large dining table/family area in addition to patio doors to rear garden. There is also a newly built utility room to the side.

To the FIRST FLOOR is a LARGE LANDING giving access to a MASTER BEDROOM with EN-SUITE SHOWER ROOM and 3 FURTHER DOUBLE BEDROOMS (bedroom 2 also having an en-suite shower room) and a good size luxuriously fitted FAMILY BATHROOM.

**Benefits include:** gas fired central heating to radiators, uPVC double glazed windows throughout, security alarm system, range of built in 'Sharps' wardrobes and bedroom furniture. Remainder of 10-year build guarantee, landscaped gardens and a lovely southerly view.

**Outside:** Private driveway parking for two vehicles to front along with a further parking space to the rear fronting the detached single garage. A side access gate leads to the rear garden having a high degree of privacy and seclusion and displays a well-tended lawn with well-stocked plant borders, in addition to a patio area with ample space for outside dining and entertaining. There is also a timber store/shed.



## *the location...*

The property offers a pleasant, elevated position towards the end of a small select residential cul-de-sac on the northern fringes of Cuckfield village.

Cuckfield's picturesque village High Street is within easy walking distance and offers a traditional and varied range of shops, boutiques, pub/restaurants and the highly acclaimed Ockenden Manor Hotel with its Michelin star dining and spa.

Cuckfield has many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath (1.5 miles distant) provides a more extensive range of shops, stores, restaurants, cafes and bars as well as the mainline railway station, a sixth form college and a state-of-the-art leisure centre.

By road, access to the major surrounding areas can be gained via the A/M23 at either Bolney or Warninglid (5 miles). The property is also situated close to Holy Trinity Primary School, a medical centre and Warden Park Secondary Academy School.

### **Schools:**

Holy Trinity Primary, Cuckfield (0.5 miles)  
Warden Park Secondary Academy, Cuckfield (0.8 miles)  
Handcross Park School (5.3 miles)  
Ardingly College (3.9 miles)  
Burgess Hill School for Girls (5.3 miles)

### **Stations:**

Balcombe (3.2 miles)  
Haywards Heath mainline railway station (3.2 miles away) which provides fast commuter links to London (Victoria/London Bridge both 47 mins, Gatwick Airport 15 mins and the south coast (Brighton 20 mins).  
Three Bridges (8.7 miles)

## *worth bearing in mind...*

The property is conveniently situated in a tucked away and peaceful cul-de-sac in the village within a short stroll of local shops, medical centre and highly regarded schools. Easy road access onto A/M23