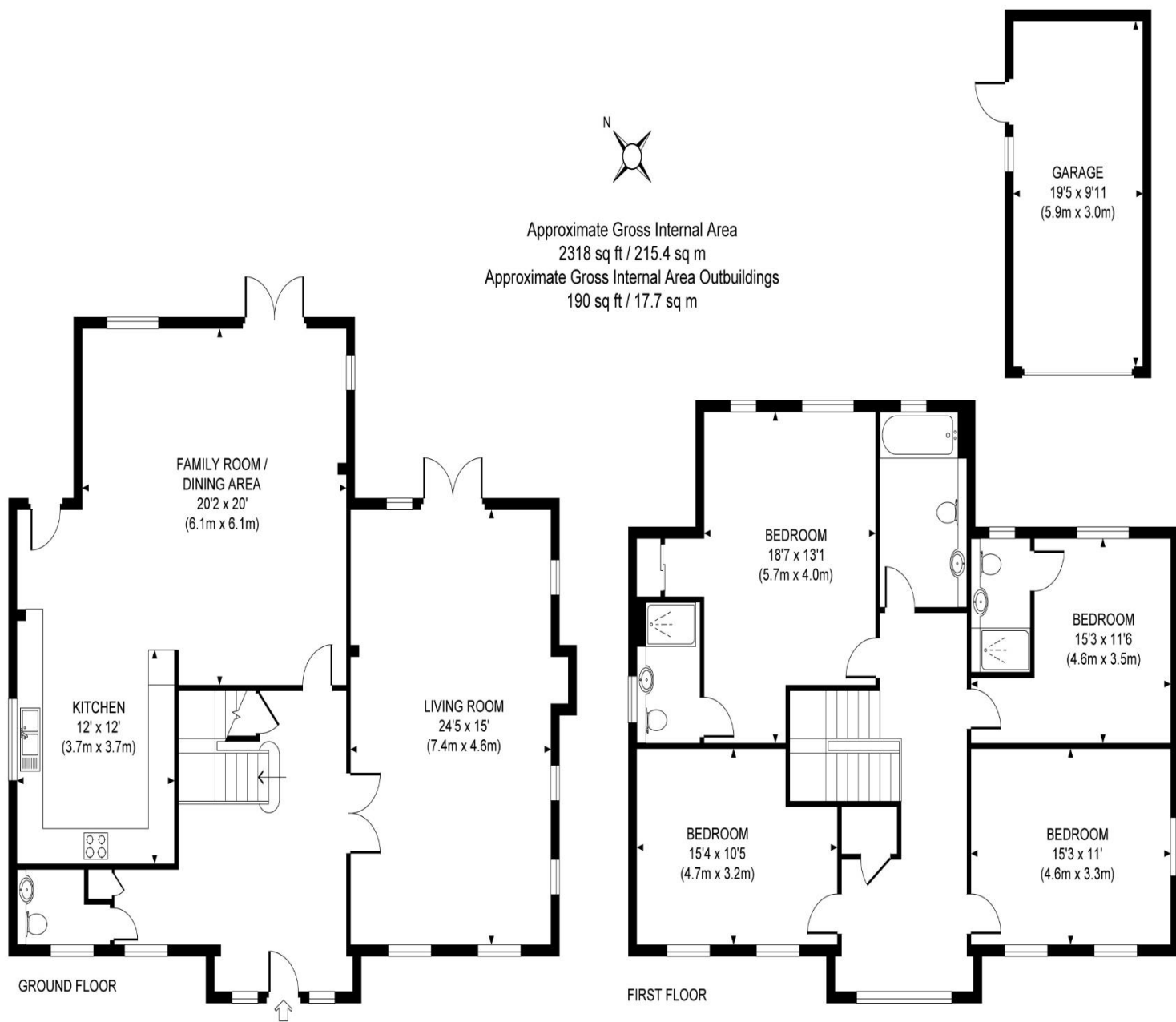


*the floorplan...*



*An outstanding 4 double bedroom detached family home in excellent 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.*

Offers in Excess of £950,000  
Freehold

15 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)

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.



## in brief...

- Sought-after central village location close to nearby schools and picturesque village High Street.
- Impressive accommodation arranged over two floors (2,318 sq.ft).
- 4 double bedrooms and 3 luxury bath/shower rooms.
- 24ft triple aspect living room with feature fireplace and doors to garden.
- Ground floor cloakroom/WC. Gas fired heating /double glazing throughout.
- Beautifully appointed 28ft kitchen/dining/family room with planning permission to build a separate utility room (Ref: **DM/21/0272**).
- Outstanding views to the rear across open fields and countryside.
- No upward chain – vacant possession available.
- Private driveway. Detached garage (19'5 X 9'11).
- Beautifully landscaped side front and rear gardens – high degree of privacy.



*Built by Martin Grant Homes in 2016 to one of their largest designs. This beautifully appointed family home (2,318 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 with its 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 have resided in the property since new and have carried out SEVERAL INTERNAL UPGRADES including having gained FULL PLANNING PERMISSION FOR A SEPARATE UTILITY ROOM off the kitchen (plans available by request).

The versatile living accommodation briefly comprises: a LARGE RECEPTION HALL; CLOAKROOM/WC; an impressive and bright, triple aspect LIVING ROOM with real flame log-effect fire and marble surround, patio doors opening onto the rear garden, a superb and spacious KITCHEN/FAMILY ROOM/DINING AREA fitted with an extensive range of matching cupboards and drawers, built-in appliances including double oven, gas hob, fridge, freezer, dishwasher and washing machine. Ample space for a large dining table in addition to patio doors to the rear garden.

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, part ceramic tiled flooring to ground floor, feature fireplace to living room security alarm system, range of built-in wardrobes and fitted cupboards. Remainder of 10-year build guarantee, landscaped gardens with outstanding views to the rear.

**Outside:** PRIVATE DRIVEWAY parking for several vehicles leading to a DETACHED GARAGE (19'5 x 9'11) with electronic door, power and light. A SIDE ACCESS GATE leads to the rear garden which enjoys a sunny NON-OVERLOOKED ASPECT with countryside views. Lawn with well-stocked plant borders, in addition to a PATIO AREA with ample space for outside dining and entertaining. Large TIMBER STORE/SHED and pathway leading to a FURTHER ENCLOSED AREA to one side with path and gate to front.



## the location...

The property occupies a pleasant position at the end of a small select residential cul-de-sac on the northern fringes of Cuckfield village. Non-overlooked aspect to the rear with delightful views to the South Downs across open fields.

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 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. **No upward chain - viewings highly recommended.**

