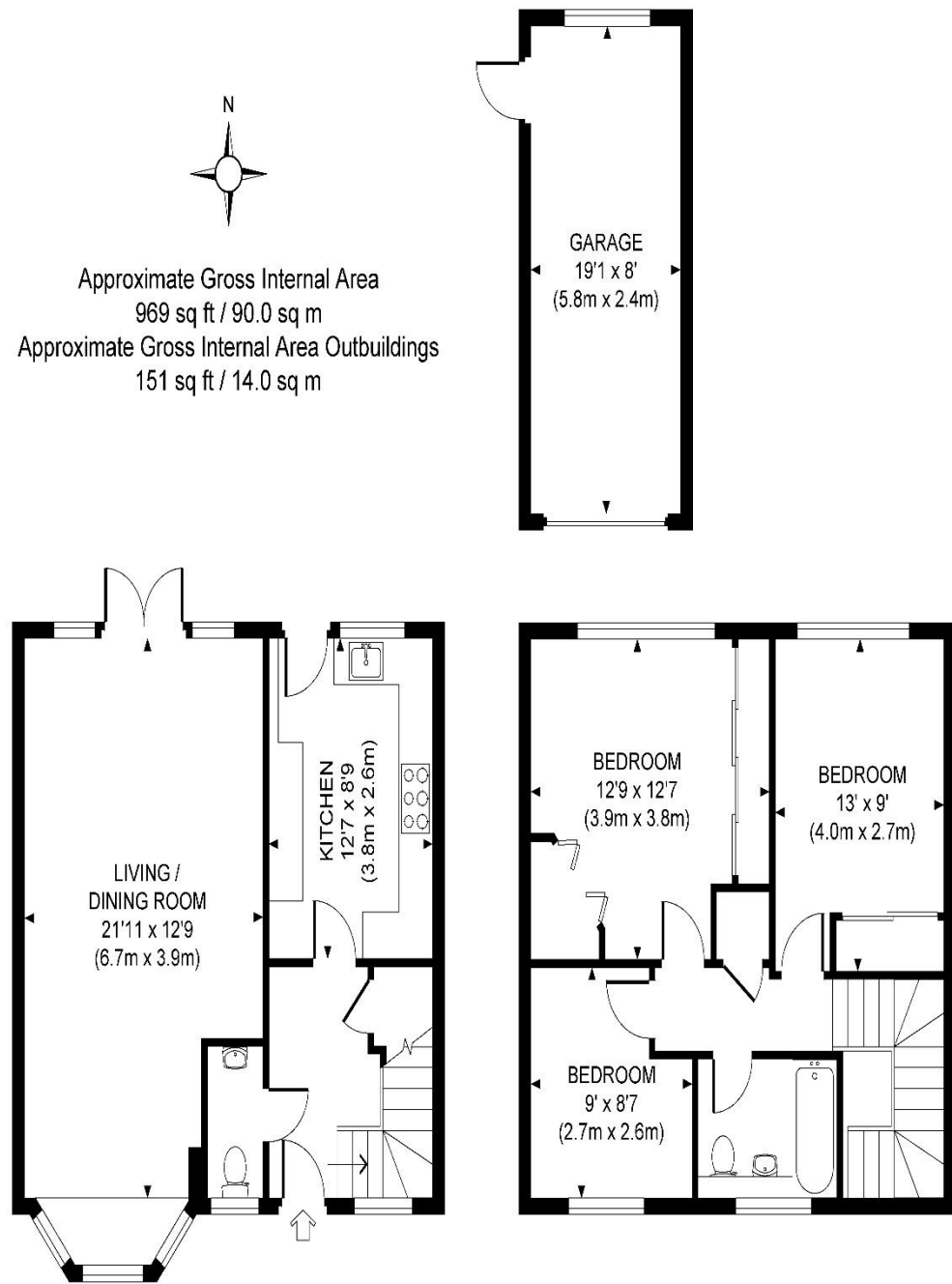


the floorplan...



A superbly located and deceptively spacious 3-bedroom detached family home on a large corner plot, centrally positioned within Cuckfield and a short walk of the village High Street, schools and highly accessible to Haywards Heath station, just a 5-minute drive away

Guide Price £535,000
Freehold

25 Ardingly Road, Cuckfield,
West Sussex, RH17 5HF



more details from...

call: Cuckfield office: **01444 417600**

email: cf@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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in brief...

- Situated in a central village location overlooking Ruthven Green.
- Through sitting/dining room with woodburning stove.
- Well-presented modern kitchen.
- Re-fitted ground floor cloakroom/WC.
- Electric central heating. Solar panels.
- uPVC double glazed windows throughout, soffits and downpipes.
- 3 bedrooms and modern family bathroom.
- Well-maintained large corner plot.
- Private driveway and garage en-bloc with access from rear garden.
- **NO ON-GOING CHAIN.**
- EPC Rating: D. Council Tax Band: E



The property offers the purchaser great scope for internal re-configuration whilst lending itself perfectly to a side and rear extension (STPP) in line with similar properties within the vicinity.



in more detail...

Mansell McTaggart are delighted to offer this WELL-APPOINTED and SPACIOUS, 3-BEDROOM DETACHED home situated on an unusually LARGE CORNER PLOT in an established part of the village, being convenient for nearby schools, the High Street and Haywards Heath Station.

This well-kept family home has been improved over the years but offers the purchaser GREAT SCOPE FOR INTERNAL RE-CONFIGURATION AS WELL AS A SIDE AND REAR EXTENSION (STPP) in line with similar properties within the vicinity.

The accommodation briefly comprises; ENTRANCE HALL with CLOAKROOM, superb double-aspect THROUGH SITTING/DINING ROOM with bay window to front and feature woodburning stove, space for dining table and patio doors to rear garden, modern and neutral KITCHEN with ample wooden-fronted units, built-in fridge and space for further appliances. A staircase from the main hallway rises to the FIRST FLOOR, where there are THREE GOOD SIZED BEDROOMS with built-in wardrobe cupboards to bedrooms 1 and 2, along with a modern FAMILY BATHROOM.

Outside: To the front and side is a large expanse of well-tended lawn with 4 substantial raised vegetable beds with side access to the generous rear garden (approx. 60ft), comprising well-stocked plant borders and beds with a large, central, circular level lawn and a sun patio area, ideal for outside dining and entertaining. The garden is fully enclosed and enjoys a HIGH DEGREE OF PRIVACY, SUNSHINE AND SECLUSION.

Parking and Garaging: The property has a PRIVATE DRIVEWAY providing off-road parking for 2/3 vehicles as well as a SEPARATE RAISED SIDE AREA PERFECT FOR CARAVAN PARKING in addition to a GARAGE located to the rear of the house in an adjacent block (accessed by foot directly from the garden or by car via Bylanes Close).



the location...

The property is situated in a popular residential modern development surrounded by properties of a similar style whilst within walking distance of the Co-op supermarket, petrol station with convenience shop, village primary school and the highly regarded Warden Park Secondary Academy.

Cuckfield's picturesque High Street is also within walking proximity, offering something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa with its Michelin Star restaurant and the popular Talbot Gastro-Pub.

There are numerous sports clubs including cricket, rugby, football and tennis. There is also a flourishing social scene with many active clubs and societies as well as a busy social calendar including events such as the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

Cuckfield is surrounded by glorious countryside with outstanding views towards the South Downs and there are many footpaths providing excellent walks and bridleways linking with neighbouring districts. A short pathway, via Blunts Wood, gives pedestrian and cycling access into the nearby town of Haywards Heath with the mainline railway station being within short walking distance and providing fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid.

Schools: Holy Trinity Primary (0.7 miles) Warden Park Secondary Academy (0.8 mile)

Stations: Haywards Heath mainline station (2.1 miles)

worth bearing in mind...

The property enjoys a central position within Cuckfield whilst conveniently positioned for the highly regarded village schools and picturesque High Street. Haywards Heath Station is also highly accessible being only a 5-minute drive away.