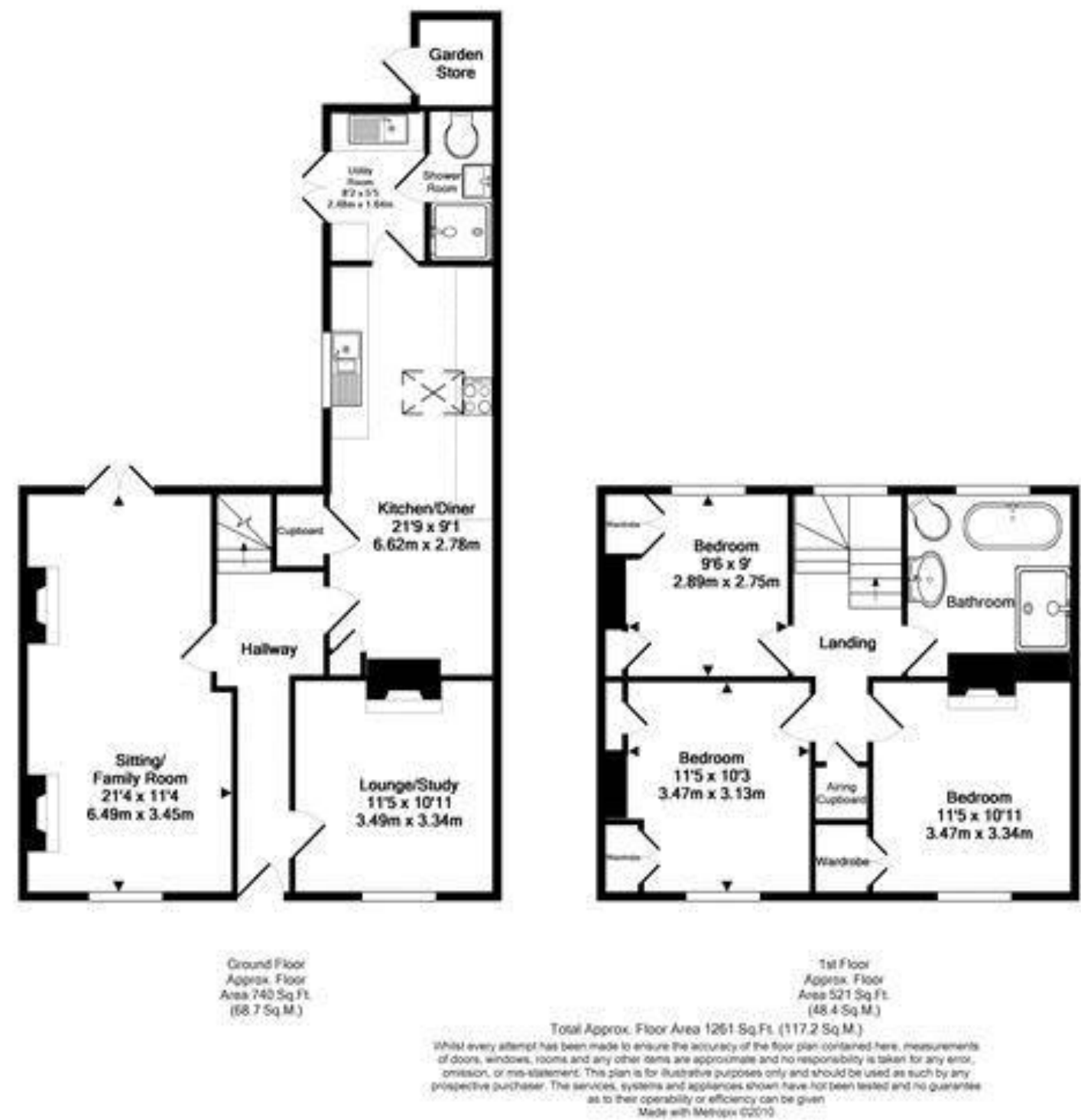


the floorplan...



A spacious & beautifully presented 3 double bedroom, 3 reception room character cottage on a large east facing plot situated in the Whitemans Green conservation area in Cuckfield.

Guide Price £625,000
Freehold

1 Chilton House,
Whitemans Green,
Cuckfield,
West Sussex RH17 5BX



more details from...

call: Cuckfield 01444 417600
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in brief...

- Central village location close to highly regarded schools
- Impressive sitting/family room with wood burning stove and access to rear garden
- Stunning kitchen/dining room with utility area and access to rear garden
- Separate lounge/study to front
- Character and original features mixed with modern style
- Ground floor WC/shower room
- Three double bedrooms with ample storage
- Spacious & modern white suite family bathroom
- Modern heating system & electrics
- Driveway providing off road parking
- Well-manicured and large east facing rear garden.
- EPC rating: D
- Council Tax Band: E



In arguably one of the prettiest locations in the village, this charming family home has been tastefully extended, modernised and refurbished throughout.



in more detail...

We are delighted to offer this outstanding 3 double bedroom character cottage situated on the desirable northern side of the village in the Whitemans Green Conservation Area.

This delightful family home was built during the 1860s with later additions and has been much improved & totally refurbished throughout to a particularly high standard whilst managing to retain much of its original charm and character.

This attractive property offers versatile & spacious accommodation which includes; a beautifully appointed sitting/family room with wood burner and patio doors opening onto the rear garden, a separate lounge/study featuring another period fireplace and window to front aspect, a light and spacious entrance hall leading to a stunning and bright kitchen/dining room. The kitchen/dining area with vaulted ceiling and large natural roof light offers an extensive range of matching black and chrome base cupboards and drawers, a stainless steel sink unit and adjoining Quartz work surfaces along with a full range of integrated appliances. The dining area provides ample space for table and chairs, a walk-in storage cupboard housing gas fired open vent boiler. A frosted glass door from the rear of the kitchen leads through to a utility room with sink unit, matching Quartz work surface with door to side and patio doors out to the rear garden. A further internal frosted glass door leads to a fully tiled shower room with WC

To the first floor there is a large walk-in airing cupboard & three beautifully appointed double bedrooms all of which have ample built in storage and space for further cupboards if required. A further door leads into a well-appointed & spacious family bathroom with white suite.

Additional benefits of the property include; Modern heating & electrics, character features throughout including; picture rails, dado rails, sash windows & oak flooring throughout the ground floor along with numerous cast iron Victorian fireplaces.

Outside A cottage style FRONT GARDEN of lawn divided by front pathway, sub-divided conifer hedging with gate & a central brick paved pathway to front door. To the side of the property there is a brick paved DRIVEWAY providing off road parking for two vehicles.

A side path leads round to: ENCLOSED EAST FACING REAR GARDEN (65ft x 35ft) having been completely re-landscaped with an impressive limestone paved patio, external lighting, water tap, adjoining brick store, open expanse of well-manicured & level lawn, a number of plant borders and beds containing a variety of plants and shrubs, laurel hedging and detached workshop/store. All being fully enclosed by timber fencing and character garden wall to the rear



the location...

1 Chilton House enjoys a prominent central position being conveniently situated within the highly sought after northern fringes of the village known as Whitemans Green.

The property is within a short walking distance of the picturesque village High Street which offers a traditional range of shops, boutiques, pubs and restaurants and also close by there are the highly regarded village primary and secondary schools. Cuckfield has many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath is close by and provides a more extensive range of shops, stores, restaurants, cafes and bars. The mainline railway station offers fast commuter links to London and there is 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 Bolney or Warninglid (5 miles).

Schools:

Holy Trinity Primary (0.5 miles)
Warden Park Secondary Academy (0.5 miles)

Station:

Haywards Heath (2.5 miles) Fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are alternative stations at nearby Balcombe (3.5 miles) and Three Bridges (5 miles) with fast access to London Bridge.

worth bearing in mind...

The property enjoys a convenient central location within the village, being just a short stroll away from highly regarded village schools, picturesque village High Street and easy road access onto A/M23