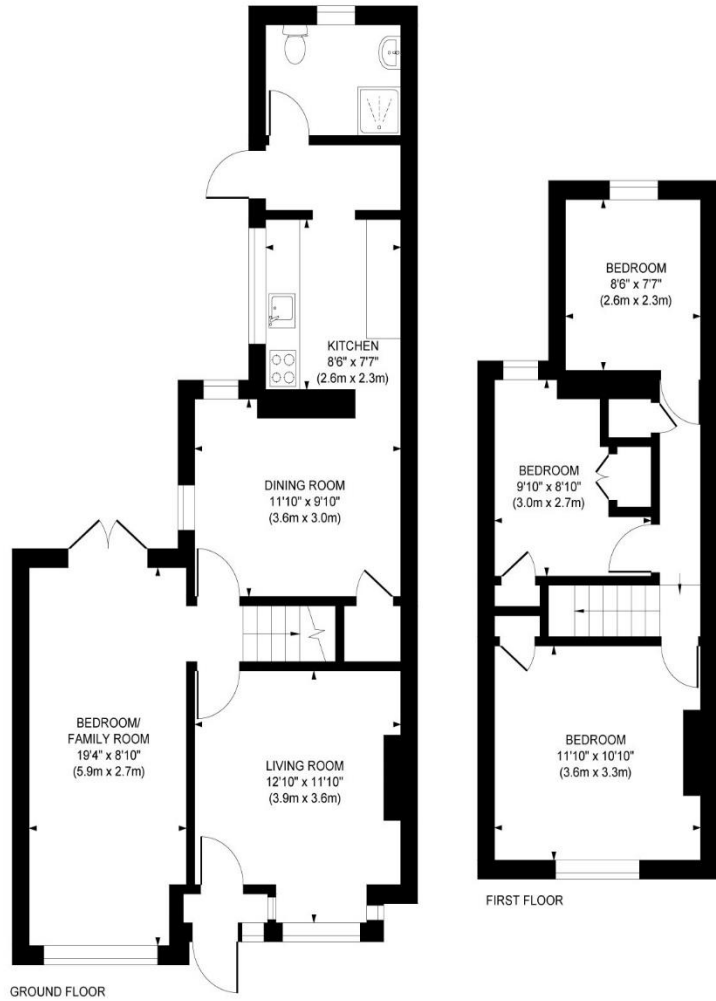


the floorplan...

Approximate Gross Internal Area
Main House 1017 sq. ft / 94.48 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

A 1930s 3/4-bedroom extended family cottage requiring modernisation and updating, located in a glorious setting with swift road access onto the A/M23.

(Freehold)

1 Taunton Cottages,
Handcross Road,
Staplefield, West Sussex.
RH17 6EF



more details from...

call: Cuckfield office: **01444 417600**
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

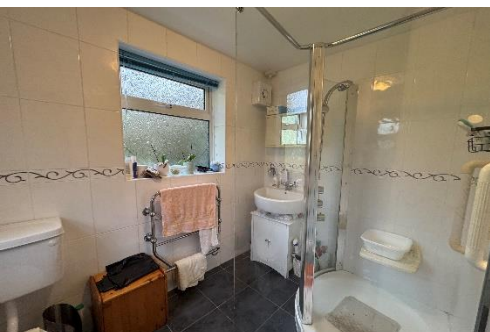
**MANSELL
McTAGGART**
Trusted since 1947

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**MANSELL
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in brief...

- 3/4-BEDROOM SEMI-DETACHED 1930S COTTAGE IN A PRIME VILLAGE LOCATION.
- TOTAL PLOT OF CIRCA 0.2 OF AN ACRE ON 3 SEPARATE TITLES.
- REQUIRING MODERNISATION WITH GREAT SCOPE TO EXTEND AND CONVERT LOFT SPACE (STPP).
- LIVING ROOM WITH FIREPLACE AND BAY WINDOW. FITTED KITCHEN WITH VIEWS.
- SEPARATE DINING ROOM. GROUND FLOOR BEDROOM 4/FAMILY ROOM.
- GROUND FLOOR SHOWER ROOM. REAR STORE/LOBBY WITH EXTERNAL ACCESS.
- 3 WELL-PROPORTIONED FIRST FLOOR BEDROOMS.
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING.
- NO UPWARD CHAIN.
- EPC RATING: E. COUNCIL TAX BAND: C.



in more detail...

This 3/4-BEDROOM, SEMI-DETACHED 1930s COTTAGE, having been a much-loved home by the current family since the 1950s, comes to the market offering significant scope to modernise along with great potential to extend and convert the loft space if required (STPP) which has already been done by the attached, neighbouring property.

Located in a prime position in the village of Staplefield and bordering National Trust land, the property enjoys a sizeable rear garden in addition to a lawned adjacent plot on a separate 'possessory' title. A further title relating to an additional small plot to the front provides 'right of access'. In total, the plots amount to circa 0.2 of an acre (title plans and numbers available on request).

The accommodation briefly comprises; Entrance door into an ENCLOSED LOBBY with a further door opening into the LIVING ROOM with bay window to the front and an open fireplace. Alongside is a LARGE GROUND FLOOR BEDROOM/STUDY with a window to the front and patio doors to the rear opening onto a ramp down to a tarmacadam patio. A separate, double aspect DINING ROOM positioned to the rear, features a mid-century multi-fuel stove to the chimney breast and a large understairs storage cupboard. An open arch leads to a fitted KITCHEN with pine-fronted units inset with a 1½ bowl sink where a large window above displays delightful, uninterrupted countryside views over open fields beyond. Additionally, are spaces for a slot-in cooker and washing machine. Beyond the kitchen is a REAR LOBBY with an external door to the patio and internal door to a GROUND FLOOR SHOWER ROOM equipped with a white suite comprising a large walk-in shower enclosure, wall hung washbasin and WC.

To the FIRST FLOOR are THREE WELL-PROPORTIONED BEDROOMS. BEDROOM ONE, to the front, has a fitted and shelved cupboard, whilst BEDROOM TWO benefits from fitted wardrobes as well as a deep, high-level storage cupboard. BEDROOM THREE, a single, is positioned to the rear. To the LANDING is an airing cupboard with hot water cylinder and slatted shelving in addition to a loft access hatch with drop-down ladder.

Benefits include: scope to convert loft/extend (STPP) and central village location.

Outside: To the front is a private driveway with an area of lawned garden. Additionally, a small area to the side of the driveway grants access on a separate title.

To the rear is a large garden, being approx. 130ft in length, enjoying glorious, far-reaching countryside views and mainly laid to lawn with mature trees and shrubs to its borders. A further and fully enclosed lawned plot sits adjacent under a separate, registered 'possessory title' which is flanked with large, mature conifers and sites a large timber shed.

NB. Title numbers and plans are available on request.

No upward chain.



the location...

The property occupies a pleasant position on Handcross Road within a delightful conservation area surrounded by open fields and countryside which run between the villages of Balcombe, Staplefield and Handcross.

The property is within a half mile walk of the village primary school and a short drive to the other highly regarded state and private primary/secondary schools within the area.

There are also two local country pubs nearby, both within a short walk, which overlook the village green/cricket field. There are also plenty of footpaths close by to enjoy endless country/dog walks around the district.

The local village of Handcross is also close at hand having a fine array of local shops including a community run hardware and gift store. The National Trust Nymans Gardens with all its wonderful facilities is also on the doorstep.

Cuckfield village is within a short drive with its picturesque High Street and offers something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries including The Ockenden Hotel and Spa 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.

By road, access to major surrounding areas, Gatwick Airport and London can be gained via the A/M23 at either entry/exit points of Handcross or Warninglid.

Schools: Staplefield Primary (0.4 miles), Handcross Primary (1.7 miles), Handcross Park (1.8 miles), Balcombe Primary (4.4 miles), Holy Trinity Primary School Cuckfield (3.6 miles), Warden Park Secondary Academy Cuckfield (3.9 miles).

Stations: Balcombe (4.8 miles - 38 minutes direct to London Bridge). Haywards Heath mainline railway station (5.6 miles).