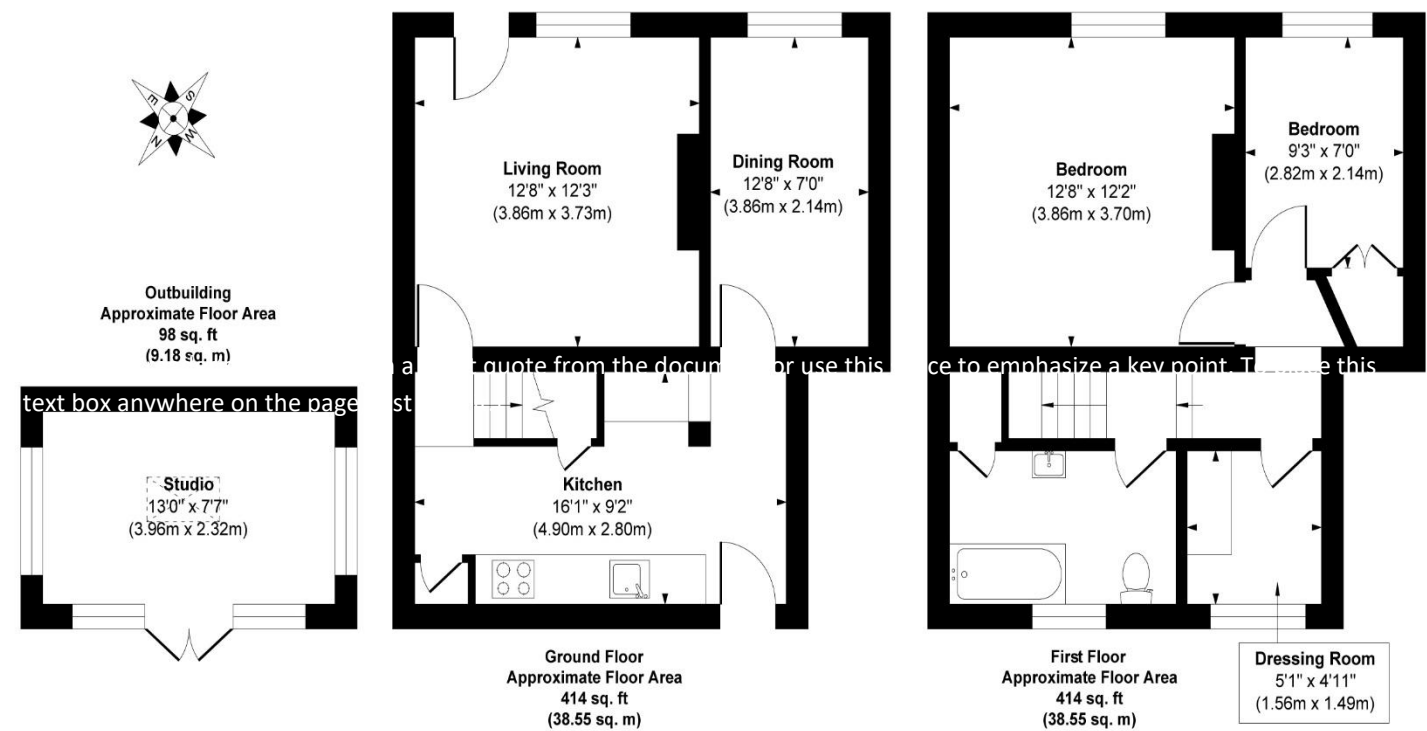


the floorplan...



Approx. Gross Internal Floor Area 926 sq. ft / 86.28 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

A 2/3-bedroom terraced period cottage, with private parking and detached garden studio, situated in a quiet private lane yet walking distance of nearby schools, picturesque village High Street and easy road access to the A/M23.

Guide Price £450,000 - £475,000  
(Freehold)

10 Highlands, Ardingly Road,  
Cuckfield,  
West Sussex.  
RH17 5HL



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## *in brief...*

- 2/3 bedroom period cottage surrounded by countryside (926 sq.ft.).
- Idyllic, peaceful location in a small private lane.
- Living room with woodburning stove. Separate dining room/bedroom 3.
- Country-style kitchen with integrated oven, hob and dishwasher.
- 2 first-floor bedrooms and separate dressing room.
- First-floor bathroom with shower over bath.
- Gas-fired central heating. Mains electric, water and drainage.
- Small private sitting area to front. Private parking area with shed.
- Rear south-easterly garden (approx. 75') with high-end timber studio/office.
- Conveniently situated for schools and village centre.
- Easy road access on the A/M23 and mainline station at Haywards Heath.
- EPC: D. Council Tax Band: C.



## *in more detail...*

Built during the 1880s, this attractive 2/3 BEDROOM TERRACED PERIOD COTTAGE offers versatile accommodation with many charming features and occupies a generous plot in an idyllic, peaceful location on the north-eastern fringes of the village whilst set within a highly sought-after, small private lane where delightful, panoramic countryside views are on offer. Additionally, the cottage is conveniently situated for the highly regarded primary and secondary school, village centre as well as easy road access onto the A/M23.

The accommodation briefly comprises: Entrance door into country-style KITCHEN with cream fronted fitted units and woodblock worksurfaces over, integrated Butler sink, built-in slimline dishwasher, electric oven, induction hob with extractor hood above along with spaces for a freestanding washing machine and fridge/freezer. There is also a handy understairs storage cupboard. To the rear of the kitchen is a separate and spacious DINING ROOM/GROUND FLOOR BEDROOM with stripped pine floor and window overlooking the rear garden. To the far side of the kitchen is a step up into a bright and cosy LIVING ROOM with stripped pine floor, feature exposed brick fireplace inset with a woodburning stove and an external door opening into the garden.

From the kitchen, a staircase rises to a SEMI-LANDING where the BATHROOM is positioned off, equipped with a white suite incorporating shower over bath, wash-hand basin, WC and a storage cupboard. A few additional steps rise to a SECONDARY SEMI-LANDING where there is a DRESSING ROOM/STUDY with fitted open wardrobe and window to front. Lastly, a final step rises to BEDROOMS 1 AND 2, both of which are positioned to the rear. Bedroom 1 features a Victorian cast-iron fireplace whilst bedroom 2 benefits from a fitted wardrobe.

**Outside:** A private access lane leads around to the rear of the property where to the far end is a PRIVATE PARKING AREA for a few vehicles solely belonging to the cottage as well as a timber SHED. Additionally, to the front of the cottage is a small, PRIVATE SITTING AREA laid to grass and paving.

The REAR GARDEN, being a particular feature of the property, has a SOUTH-EASTERLY ASPECT and approx. 75' in length. It is mainly laid to lawn whilst fully enclosed and offers a high degree of privacy and seclusion with hedgerow to one side and a wooden panelled fence to the other along with mature trees and shrubs. A central pathway leads to the end of the garden where there is a gate opening to the private lane beyond. A recently installed high-end timber GARDEN STUDIO (13' x 7'7') with uPVC windows and doors, power, light and electric heating takes pride of place, ideal as a HOME OFFICE/HOBBIES ROOM.

*Further benefits of the property include mains gas-fired central heating to radiators and mains electricity, drainage and water.*



## *the location...*

10 The Highlands is situated at the end of a quiet private lane surrounded by open fields and countryside whilst being within walking distance of the highly regarded primary school and Warden Park Secondary Academy.

Other nearby facilities include the Co-op supermarket and Esso fuel station with convenience store. Cuckfield village with its picturesque High Street offers something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa and the popular Talbot Gastro-Pub.

There are numerous sports clubs including cricket, rugby, football, tennis and the Golf Club. 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.

The village is surrounded by glorious countryside with outstanding views towards the South Downs as well as many footpaths providing excellent walks and bridleways linking with neighbouring districts. A pathway, via Blunts Wood, gives pedestrian and cycling access into the nearby town of Haywards Heath with its mainline railway station being within 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 to the west at either Bolney or Warringliid.

**Schools:**  
Holy Trinity Primary (1 mile). Warden Park Secondary Academy (1.3 miles).

**Station:**  
Haywards Heath mainline station (2.1 miles). Balcombe mainline station (3.7 miles).