

A beautifully modernised character 5-bedroom detached 'Turner' house occupying a generous plot of circa 0.3 of an acre, conveniently situated for nearby schools, village centre, mainline station and easy road access to A/M23.



Chetwode, Tylers Green, Cuckfield, West Sussex RH17 5DZ

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



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Tylers Green,
Cuckfield,
West Sussex.
RH17 5DZ

This superb, previously extended 1940s built characterful home, having been significantly updated, reconfigured and redecorated by the current owners, provides modern and functional family living with the creation of a superb kitchen/dining room with bi-folding doors to the rear garden as well as a sizeable utility room providing an abundance of storage along with a separate, enclosed bike store accessed externally from the front. Boasting four first-floor bedrooms, a beautifully re-fitted bathroom/separate WC and a further large bedroom with en-suite to the second floor, this fine family home offers a superb long-term purchase for a growing family and/or multi-generational living.

the house...

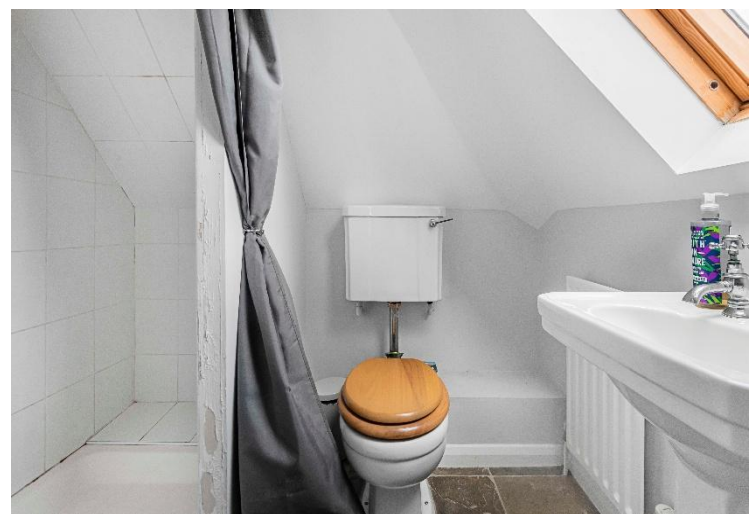
- 5-BEDROOM, 2 RECEPTION ROOM DETACHED AND EXTENDED FAMILY HOME (2,024 SQ.FT).
- GENEROUS ROOM SIZES THROUGHOUT WITH VERSATILE ACCOMMODATION.
- SCOPE TO FURTHER EXTEND (SUBJECT TO THE USUAL PLANNING CONSENTS).
- BRIGHT AND SPACIOUS RECEPTION HALL WITH CLOAKROOM/WC OFF.
- KITCHEN/DINING ROOM WITH FRENCH-STYLE DOORS AND BI-FOLD DOORS.
- LARGE, SEPARATE UTILITY ROOM.
- SITTING ROOM WITH OPEN FIREPLACE AND FRENCH-STYLE DOORS TO PATIO.
- FOUR FIRST-FLOOR DOUBLE BEDROOMS, SECOND FLOOR BEDROOM WITH EN-SUITE.
- RE-FITTED FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE.
- SEPARATE WC.
- EPC RATING: D.
- COUNCIL TAX BAND: G.

outside and gardens...

- SET-BACK POSITION OFF MAIN ROAD ON CIRCA 0.3 ACRE PLOT.
- PRIME LOCATION CLOSE TO VILLAGE CENTRE, NEARBY SCHOOLS AND HAYWARDS HEATH.
- PRIVATE DRIVEWAY PROVIDING PARKING FOR AMPLE VEHICLES.
- FRONT LAWNED GARDEN WITH RAISED, PLANTED BORDERS AND HEDGING.
- DETACHED DOUBLE BARN-STYLE CARPORT WITH POWER AND STORAGE TO ROOF SPACE.
- HIGH DEGREE OF PRIVACY AND SECLUSION.
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH SOUTH-WEST, NON-OVERLOOKED ASPECT.
- PRODUCTIVE VEGETABLE GARDEN PLANTERS (by separate negotiation).
- EXTENSIVE PATIO SPANNING REAR OF PROPERTY.
- GATED SIDE ENTRANCE PATH. LARGE TIMBER SHED.
- HOT TUB WITH GAZEBO-STYLE ENCLOSURE (by separate negotiation).

see more on page 7





in more detail...

A fine example of a sympathetically modernised 5-BEDROOM DETACHED 'Turner' family home, built in the 1940s and ARRANGED OVER THREE FLOORS. The property, set on a PLOT OF CIRCA 0.3 of an ACRE, enjoys a fabulous SOUTH-WEST FACING LANDSCAPED REAR GARDEN, EXTENSIVE PRIVATE DRIVEWAY PARKING and DETACHED BARN-STYLE OPEN DOUBLE GARAGING, whilst ideally positioned on the edge of Cuckfield, close to its village centre as well as Haywards Heath alike.

This beautiful and previously extended family home has recently been RECONFIGURED AND RENOVATED by the present owners in creating an elegant and beautifully appointed kitchen/dining room forming the heart of the house. Furthermore, the former garage has been converted into a large utility room with a separate, enclosed bike store accessed from the front.

The well-arranged, versatile accommodation with generous room sizes briefly comprises: an OAK-FRAMED PORCH leading into a bright and airy RECEPTION HALL with CLOAKROOM/WC off. A splendid triple-aspect SITTING ROOM, spanning front to back, has an open fireplace and French-style doors opening to patio, whilst the superb KITCHEN/DINING ROOM (24'3 x 13'4) positioned to the rear, is fitted with soft grey and contrasting deep blue cabinetry complemented with white quartz worksurfaces. Integrated appliances include two side by side multi-functional electric ovens, fridge/freezer and dishwasher. An impressive central island features curved end cupboards, inset sink with instant boiling water tap, induction hob with internal extractor and a wine cooler, whilst to the side elevation is a picture window with seating and bi-folding doors to the rear patio. The DINING AREA provides ample space for a large table/chairs with French-style doors also opening to the rear patio beyond. Off the reception hall, to the front, is a large and separate UTILITY ROOM (17'7 x 8'11) with space/plumbing for washing machine and tumble dryer, inset sink and extensive fitted cupboards.

Stairs from the hall rise to the FIRST FLOOR where there are FOUR DOUBLE BEDROOMS, three of which enjoy views over the rear garden and served by a beautifully re-fitted BATHROOM equipped with a Victorian-style suite comprising a free-standing slipper bath, twin pedestal basins and large shower enclosure. Alongside is a SEPARATE Victorian-style WC. A FURTHER STAIRCASE rises to a small landing with two eaves storage cupboards leading into a fabulous, bright and airy SECOND FLOOR BEDROOM occupying the entire roof space with two Dormer windows to the rear and EN-SUITE SHOWER ROOM.



the floorplan...

Approximate Gross Internal Area 2024 sq ft – 188 sq m
Carport + Bike Store Area 351 sq ft – 33 sq m
Total Area 2379 sq ft – 221 sq m



Consumer Protection from Unfair Trading Regulations 2008. We have not assessed 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 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.

outside...

The property is situated in a leafy, set-back position on a generous plot of CIRCA 0.3 OF AN ACRE. Electronically operated timber gates open onto an exceptionally large shingled PRIVATE DRIVEWAY providing ample and secure parking for numerous vehicles along with an OPEN BARN-STYLE DOUBLE GARAGE (17'9 x 17'2) complete with power and storage within the roof space.

A FRONT GARDEN is laid to lawn with raised, planted borders to one side and hedging to the other. SIDE ACCESS GATE leads to an impressive, fully enclosed SOUTH-WEST FACING LANDSCAPED REAR GARDEN, being a particular feature of the property. A vast expanse of level lawn is bordered with well-stocked raised plant beds and high hedging with a tree-lined outlook to the rear, all of which provide a high-degree of privacy and seclusion. A productive vegetable garden is arranged amongst several timber planters (available by separate negotiation) and a pathway leads to a timber storage shed.

Adjoining the house to the rear is an extensive PATIO TERRACE spanning its width with steps up to the garden, ideal for alfresco dining and entertaining. Additionally, a hot tub with gazebo-style enclosure is also available by separate negotiation.



worth bearing in mind...

Properties such as this seldom become available within the village, particularly enjoying an impressively sized plot in a highly sought-after location.



the location...

'Chetwode' occupies a set-back position off Tylers Green in Cuckfield village, approximately one mile from Haywards Heath town centre with its comprehensive range of shopping facilities, restaurants and mainline railway station.

Cuckfield village, with its picturesque High Street, offers something for all ages with regular food markets, niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa, the Rose & Crown fine dining pub/restaurant and the Talbot gastro-pub.

There are two highly regarded schools: Holy Trinity Primary School and Warden Park Secondary Academy School. There are numerous parent/toddler groups, nurseries, a medical centre, several sports clubs including tennis, cricket, football, rugby and golf and there is a flourishing social scene with many active clubs and societies as well as a busy social calendar including 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 interspersed with footpaths and bridleways. A pathway, via Blunts Wood, gives pedestrian and cycling access into Haywards Heath making it ideal for commuters using the train to London.



schools...

Holy Trinity Primary (0.7 miles).
Warden Park Secondary Academy (0.5 miles).
Ardingly College (4.3 miles).
Hurst College (6.1 miles).
Handcross Park School (6.9 miles).
Great Walstead School (5.4 miles).
Burgess Hill Girls School (4 miles).

stations...

Haywards Heath (1.4 miles) with 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 (4.3 miles) and Three Bridges (9.5 miles) with fast access to London Bridge.

road links...

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately one mile to the north giving swift access to Brighton, Gatwick Airport and the M25 onto the wider motorway network.

more details from Mansell McTaggart...

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