

An imposing, 4-bedroom, 4-reception, detached family house of 2,177 sq.ft., built in the late 1980s with great scope to further extend. Ideally positioned at the end of a long, secluded private driveway whilst occupying an impressively sized plot of circa 0.51 acres.



Yaffles, Tyers Green, Cuckfield, West Sussex RH17 5DZ

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ESTATE AGENTS SINCE 1947



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Tylers Green,
Cuckfield,
West Sussex.
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This fabulously designed home offers modern and versatile living featuring an elegant kitchen/breakfast room opening through to a sizeable family room with doors to the rear patio terrace and garden, all of which form the heart of the house. This fine property also benefits from three luxuriously re-fitted bath/shower rooms, two being en-suites, whilst tucked away on the edge of Cuckfield village, close to open countryside, yet convenient road access to A/M23.

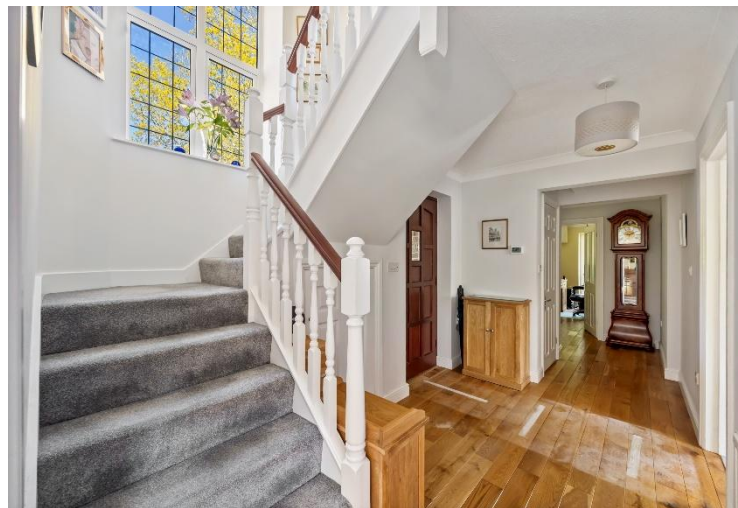
the house...

- DETACHED EXECUTIVE 4-BEDROOM, 4-RECEPTION FAMILY HOME (2,177 sq.ft).
- SECLUDED PLOT OF CIRCA 0.51 ACRES.
- BUILT TO AN INDIVIDUAL DESIGN IN THE LATE 1980s.
- TUCKED AWAY AT THE END OF A LONG PRIVATE DRIVEWAY.
- LARGE TRIPLE ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- SEPARATE DINING ROOM. STUDY.
- IMPRESSIVE KITCHEN/BREAKFAST ROOM WITH LARGE FAMILY ROOM OFF.
- SEPARATE UTILITY ROOM. CLOAKROOM/WC.
- PRINCIPAL BEDROOM WITH LUXURIOUS RE-FITTED EN-SUITE BATH/SHOWER ROOM.
- BEDROOM 2 WITH SUPERB RE-FITTED EN-SUITE. TWO FURTHER DOUBLE BEDROOMS.
- RE-FITTED FAMILY SHOWER ROOM.
- GREAT SCOPE TO EXTEND (STPP).
- EPC RATING: C. COUNCIL TAX BAND: G.

outside...

- LONG PRIVATE DRIVEWAY OF JUST A FEW SIMILAR PROPERTIES.
- EXTENSIVE PRIVATE PARKING FOR NUMEROUS VEHICLES.
- DETACHED DOUBLE GARAGE LOCATED TO TOP OF PILLARED DRIVEWAY.
- LARGE LAWNED MATURE FRONT GARDEN.
- FULLY ENCLOSED SOUTH-EAST FACING LANDSCAPED REAR GARDEN.
- TWO SEPARATE PATIO TERRACES.
- OPEN OUTDOOR SWIMMING POOL– WITH FENCED ENCLOSURE.
- LARGE FISHPOND – WITH FENCED ENCLOSURE.
- EDGE OF VILLAGE LOCATION.
- CLOSE WALKING PROXIMITY TO HAYWARDS HEATH TOWN.

see more on page 7





in more detail...

AN EXECUTIVE, 4-BEDROOM, 4-RECEPTION ROOM DETACHED FAMILY HOUSE (2,177 sq.ft.), built to a one-off architectural design in the late 1980s and occupying an impressively sized PLOT OF CIRCA 0.51 OF AN ACRE. This fine secluded home enjoys a HIGH DEGREE OF PRIVACY being tucked away in a peaceful position at the far end of a LONG PRIVATE DRIVEWAY on the edge of Cuckfield village yet within close walking proximity of Haywards Heath town centre and mainline railway station. Glorious open countryside is on the doorstep along with easy road access to the A/M23.

The current owners, having happily resided at the property for the past 16 years, converted the original integrated double garage into a dining room and separate study, replacing it with a newly built large DETACHED DOUBLE GARAGE to the top of the driveway where further private parking is also available. The property, which offers SCOPE TO EXTEND (STPP), has been well-maintained over the years to include a re-fitted, elegant Moben kitchen and more recently, THREE RE-FITTED LUXURIOUS CONTEMPORARY STYLE BATH/SHOWER ROOMS.

The accommodation is arranged over two floors with generous room sizes throughout and briefly comprises: an ENCLOSED ENTRANCE PORCH into a beautiful RECEPTION HALL with CLOAKROOM/WC, an impressive triple aspect SITTING ROOM with open fireplace and patio doors to the rear garden. Further is a separate, large DINING ROOM and STUDY with door to outside. The beautifully appointed KITCHEN/BREAKFAST ROOM is fitted with an extensive range of high-quality cabinetry complemented with black granite worksurfaces and spaces for a Range-style cooker and American-style fridge/freezer, additionally a SEPARATE UTILITY ROOM is positioned off. The DINING AREA provides ample space for a dining table and chairs with sliding patio doors into a particularly bright and airy FAMILY ROOM with patio doors to garden.

A turned staircase with an impressive mid-landing window, rises to the FIRST FLOOR where there are FOUR DOUBLE BEDROOMS. The PRINCIPAL SUITE enjoys wall to wall fitted wardrobes and a superb EN-SUITE BATH/SHOWER ROOM. BEDROOM 2 also benefits from an EN-SUITE SHOWER ROOM and fitted wardrobe whilst BEDROOMS 3 and 4, also with fitted wardrobes are served by a FAMILY SHOWER ROOM.



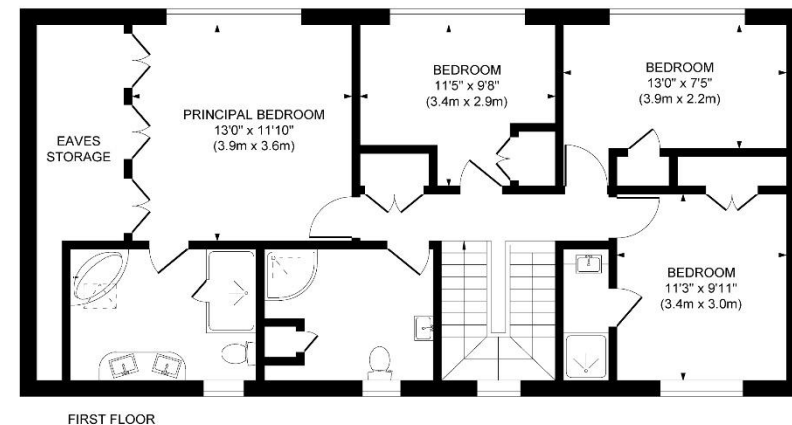
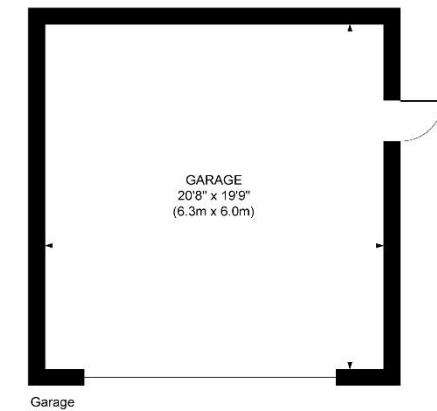
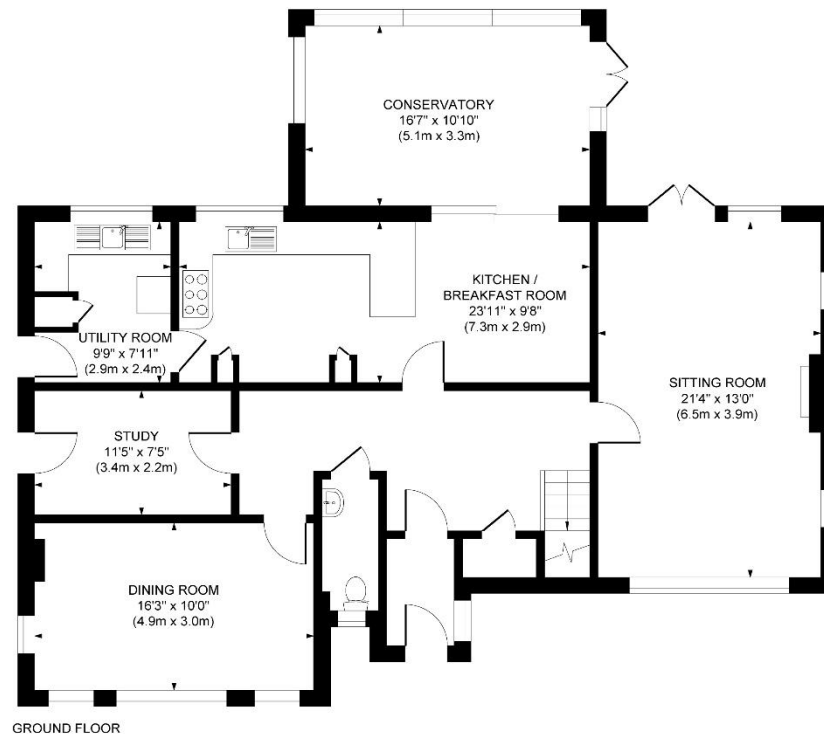
the floorplan...

Approximate Gross Internal Area

Main House 2177 sq. ft / 202.24 sq. m

Garage 409 sq. ft / 37.98 sq. m

Total 2586 sq. ft / 240.22 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.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested 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 approached via a long, secluded PRIVATE DRIVEWAY lined with high hedgerow with a DETACHED DOUBLE GARAGE and SECONDARY PRIVATE PARKING AREA positioned to its entrance. Tucked away to the far end is the property with a large, PRIVATE BLOCK-PAVIOUR FRONTAGE which provides parking for numerous vehicles encircled by a beautifully lawned, mature FRONT GARDEN with established specimen trees and shrubs.

Two gated side entrances lead to the fully enclosed SOUTH-EAST FACING REAR GARDEN, having been beautifully landscaped whilst enjoying an OPEN-AIR SWIMMING POOL with FISHPOND alongside in a sectioned off area with trellis fencing. TWO PATIO TERRACES are arranged to either side of the family room, ideal for alfresco dining and entertaining along with TWO TIMBER SHEDS and TIMBER SUMMERHOUSE.

There are several well-established specimen trees with the remainder being predominantly laid to lawn with plant borders and beds with a high degree of privacy and seclusion on offer.

OVERALL PLOT CIRCA 0.51 of an ACRE.



the location...

'Yaffles' occupies a secluded position at the end of long, peaceful private driveway off Tylers Green roundabout in Cuckfield village, approximately 1-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 (6.2 miles).
Handcross Park School (6.9 miles).
Great Walstead School (5.4 miles).
Burgess Hill Girls School (4 miles).

station...

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 1-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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