

A stunning, recently constructed, four bedroom detached 'Sussex Style Barn' of exceptional build quality, situated within a highly sought-after, semi-rural location, surrounded by open fields and countryside with NO ONGOING CHAIN.



Cumberland Barn, Bishopstone Lane, Ansty, West Sussex RH17 5AR

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‘Cumberland Barn’ is an impressive detached four bedroomed, two bath/shower room, Sussex style barn (constructed 2020) sitting on a fabulous plot of circa 0.25 of an acre, located in a quiet, semi-rural position within a private, select development of just three uniquely designed detached family homes built to suit a variety of lifestyles.

the house...

- Bespoke architectural design.
- uPVC windows and doors. Solar PV panels.
- Four bedrooms and two luxuriously fitted bathrooms.
- Stunning, feature vaulted ceilings with traditionally jointed oak trusses.
- Locally manufactured high-quality kitchen by Windmill Kitchens including quartz stone worktops.
- Bosch appliances including hob, extractor, oven, fridge/freezer and dishwasher.
- Bathrooms fitted with Ideal Standard sanitaryware.
- Carpet to living room, bedrooms and stairs. Porcelanosa floor and wall tiles to hall, kitchen/dining room and bath/shower rooms.
- Mitsubishi air source heat pump with underfloor heating to the ground floor and radiators to the first floor.
- Solid oak ledged doors with cottage locks.
- LED downlights, aerial, wired for satellite/Sky and shaver points.

the gardens & driveway

- Private driveway.
- Parking for several vehicles.
- Traditionally jointed, timber-frame, double carport (19'3 x 18'10) with internal storeroom and loft storage.
- External paving laid to sandstone.
- Turf to front garden along with a pretty, private, front-aspect terrace.
- Extensive west-facing non-overlooked rear garden (165ft x 80ft).
- Semi-rural location.
- High degree of privacy and seclusion.
- Conveniently situated for access onto A/M23.
- NO ONWARD CHAIN.





in more detail...

This BEAUTIFULLY DESIGNED PROPERTY, built by the highly regarded Albany Homes, has been constructed and finished to an EXCEPTIONALLY HIGH STANDARD THROUGHOUT with all the luxuries associated with a bespoke new home to include a comprehensive 9-YEAR NHBC BUILD CERTIFICATE.

Further premium finishing includes double-glazed windows and doors, high performance insulation, a modern well-equipped and luxurious kitchen/breakfast room and contemporary white bath/shower suites. The property also benefits from having an EXTENSIVE 165ft X 80ft WEST-FACING REAR GARDEN in addition to a timber-framed DOUBLE CAR PORT while surrounded by COUNTRYSIDE VIEWS.

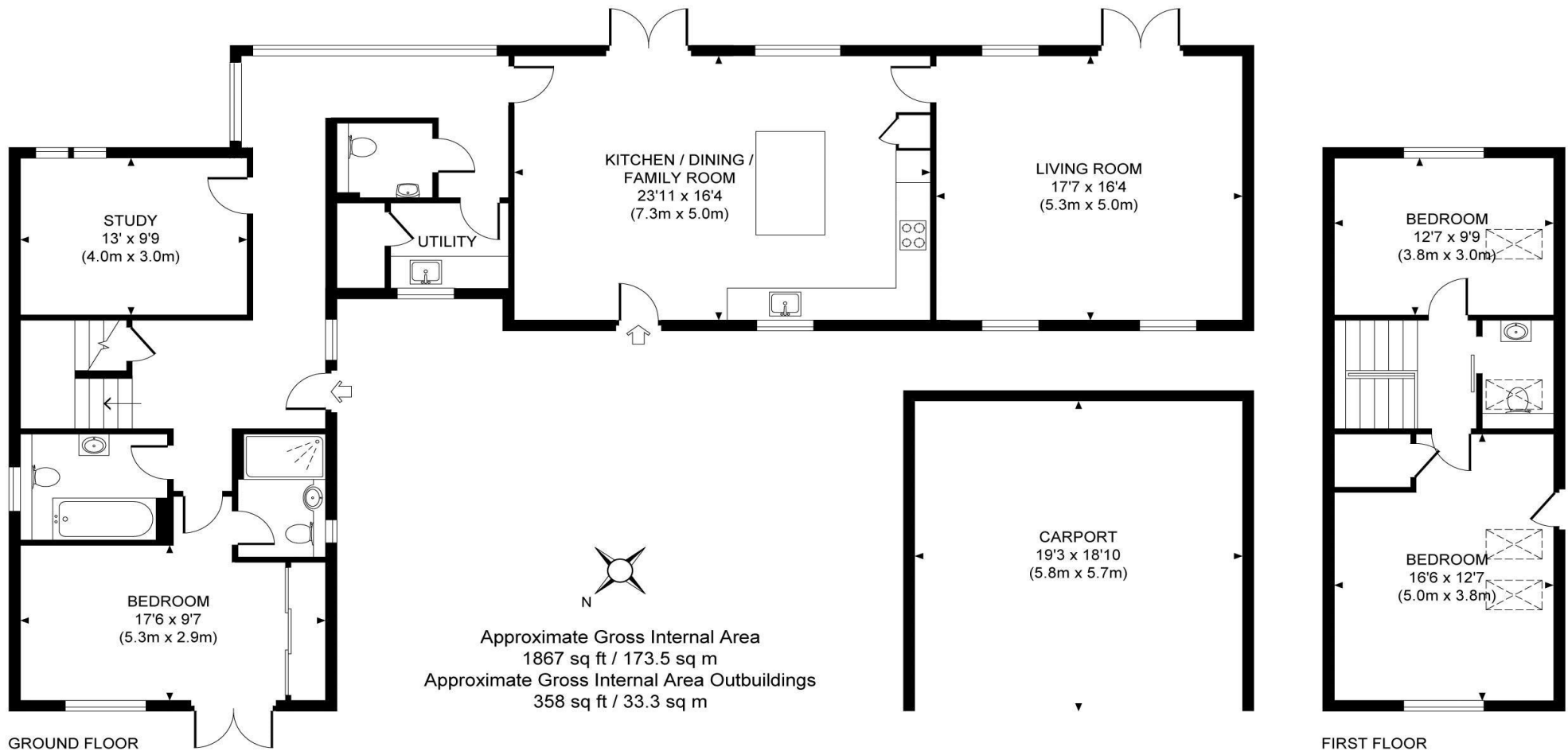
The owners are currently undertaking a programme of further enhancement which will greatly benefit any incoming purchaser and include; bespoke solid wood internal doors to create a storeroom within the carport complete with internal shelving/workshop area, boarded loft storage with access hatch. Fitted wardrobing to all bedrooms and the erection of a large outbuilding/workshop to the rear garden.

In our opinion, these barns represent some of the finest new build homes from our portfolio to date, thus an immediate inspection is highly recommended to fully appreciate the imaginatively designed and beautifully appointed open-plan accommodation on offer, arranged over two floors with fine countryside views.

**Call Sole Agents Mansell McTaggart Cuckfield
01444 417600 for more information and to arrange a visit.**



the floorplan...



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further benefits...

- Beautifully designed and finished to an exceptional standard.
- Light, airy and beautifully appointed living space.
- Generous room sizes throughout.
- Bespoke fitted wardrobes to all bedrooms.
- Internal storeroom to double carport with boarded loft storage and access hatch.
- Large outbuilding/workshop to rear garden.
- NO ONWARD CHAIN.



the location...

Cumberland Barn occupies a pleasant, central position, within this small and select close off Bishopstone Lane, convenient for the A/M23. The centre of the village is close-by where there is a sports and social club with a cricket field and football pitch along with a petrol station and convenience store. Ansty is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts and villages.

Nearby Cuckfield (1.9 miles distant) has a picturesque High Street with a church dating back to the 11th Century, a fine dining restaurant at the Ockenden Manor Hotel and Spa, a range of shops, boutiques, pubs and restaurants as well as highly regarded schooling. Children from Ansty fall into the catchment area for both primary and secondary schooling.

Haywards Heath town centre to the east (3.5 miles distant) has an extensive shopping centre, sports and leisure facilities and a mainline railway station providing fast commuter links.



schools...

Nearby state schools:

Holy Trinity Primary School and Warden Park Secondary Academy School in Cuckfield.

St Paul's Catholic College in Burgess Hill.

Independent nearby schools include:

Great Walstead, Ardingly College, Cumnor House, Burgess Hill School for Girls, Worth and Hurstpierpoint Colleges.

station...

Hayward Heath with direct services to London (Victoria/London Bridge 47 mins) and the South coast (Brighton 20 mins).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 1 mile to the west giving swift access to Brighton, Gatwick Airport and the M25.

more details from Mansell McTaggart...

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

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