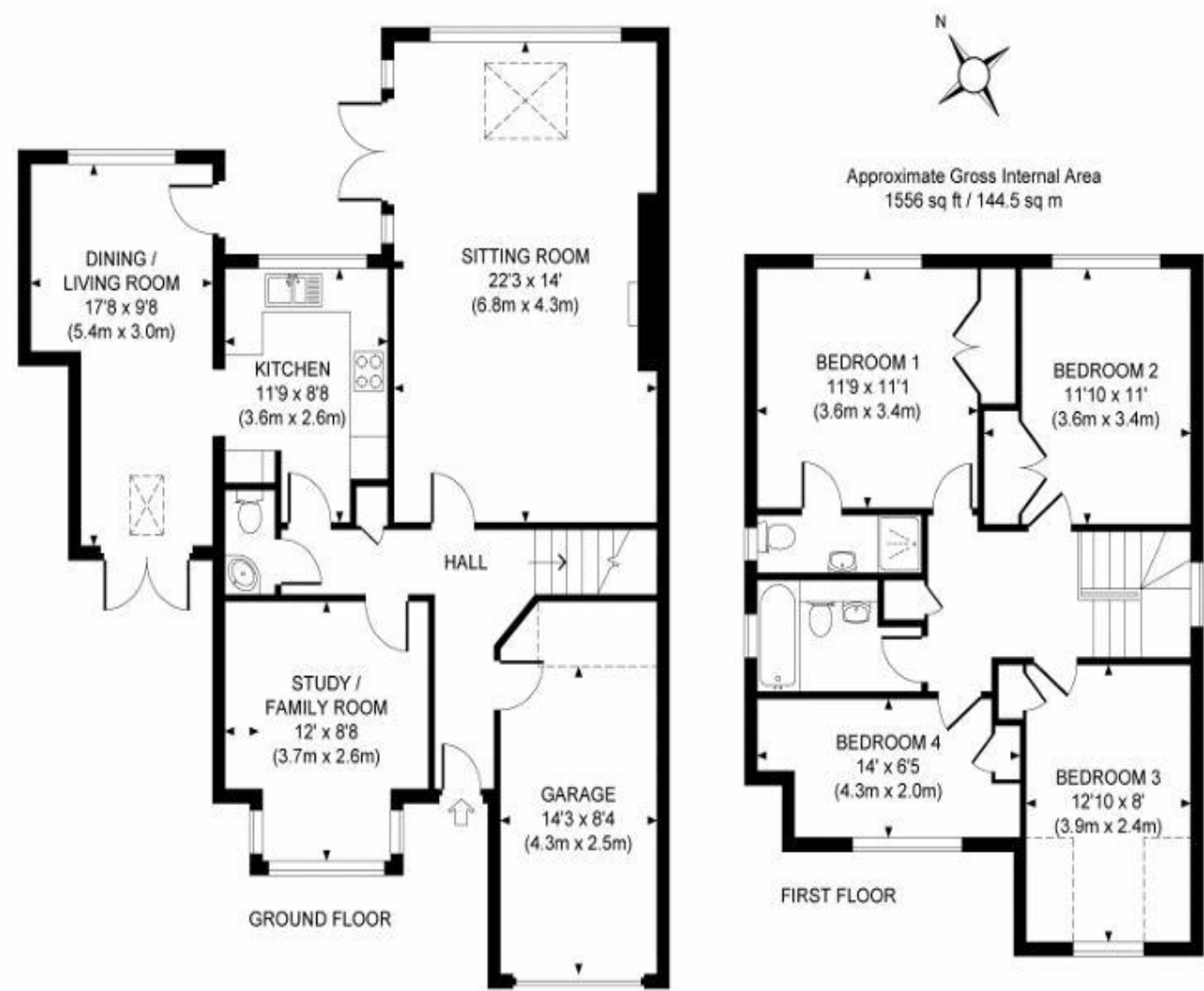


the floorplan...



An imposing 4 bedroom extended mock Tudor style detached family home situated within a highly sought-after cul-de-sac close to highly regarded schools and picturesque village High Street.

Offers in Excess of £650,000
Freehold

6 Hatchlands,
Cuckfield,
West Sussex,
RH17 5LS



more details from...

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

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in brief...

- 4 bedroom detached family residence (1556 sq. ft)
- Spacious room sizes throughout
- Accommodation arranged over two floors
- 22' double aspect sitting room
- 17' separate triple aspect dining/living room
- Beautifully appointed kitchen with built in appliances
- 12' study/family room/ playroom
- Ground floor cloakroom
- Gas fired central heating to radiators - Double glazed replacement windows
- 14' integral garage – scope for conversion (STPP)
- Private driveway providing parking for 2/3 vehicles
- Approx. 50' enclosed rear garden - Front area of garden
- Within walking distance of mainline station – (via Blunts Wood)
- Clean and neutral decor throughout
- EPC: C Council Tax Band: F



This impressive family house has been extended, modernised and refurbished to a particularly high standard throughout.

Internal viewings highly recommended.



in more detail...

A deceptively spacious 4 bedroom, detached mock Tudor style family home having been cleverly extended to create a bright, well designed versatile layout over two floors.

The well-arranged accommodation briefly comprises: a recessed entrance porch, reception hall with cloakroom/WC, a spacious and bright 22' sitting room with contemporary inset log effect live flame fire, a 12' study/ family room, a comprehensively fitted luxury kitchen with extensive range of high gloss fronted cupboards and drawers, hardwood work surfaces, range of built in appliances including integrated Bosch washing machine and Neff dishwasher, built in Bosch electric oven and microwave. 4 ring Bosch induction hob with CDA extractor hood above and Zanussi tall integrated fridge and freezer and a 17' triple aspect dining/living room.

On the first floor: there is a spacious landing with built in airing cupboard and access to an insulated loft space with pull down ladder. 4 well-proportioned bedrooms including a master bedroom with en-suite shower room. There is also a modern white suite family bathroom.

Benefits: gas fired central heating to radiators, uPVC double glazed windows throughout, central village location, convenient road access onto the A/M23.

Outside:
Integral Garage 14' x 8'4 with power and light (Scope for conversion STPP)

Private block paved driveway providing parking for 2-3 vehicles.

Front area of garden and gate to small paved courtyard.

Rear garden approx. 50' being mainly laid to lawn with a central circular patio, a paved sun terrace, numerous shrubs, a plant border and all fully enclosed and offering a high degree of privacy. Gate to front.



the location...

The property is conveniently situated off Broad Street in central Cuckfield within a 5-minute walk to both local schooling and the High Street and is close to a footpath which leads through Blunts Wood and on into Haywards Heath.

The village has several restaurants including the Michelin Star fine dining restaurants at the Ockenden Manor Hotel & Spa, numerous pub/restaurants, various sports clubs and leisure groups and is surrounded by some of the area's most beautiful countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages.

Haywards Heath is approximately 2.5 miles by car to the east where there is an extensive range of shops, stores, cafes, restaurants, bars and a mainline railway station.

By road, access to the major surrounding areas, London, Gatwick Airport and Brighton can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid. There is also direct access to a ferry terminal at Newhaven (45 mins by car).

Schools:
Warden Park Secondary Academy (0.3 miles)
Holy Trinity Primary (0.3 miles)

Stations:
Haywards Heath (2.2 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Balcombe (3.9 miles) Three Bridges (8.9 miles)

worth bearing in mind...

Properties like this seldom become available in the village. Situated in a convenient location within a short walk of highly regarded schools and nurseries. Within walking distance of mainline station. (Via Blunts Wood into Haywards Heath).