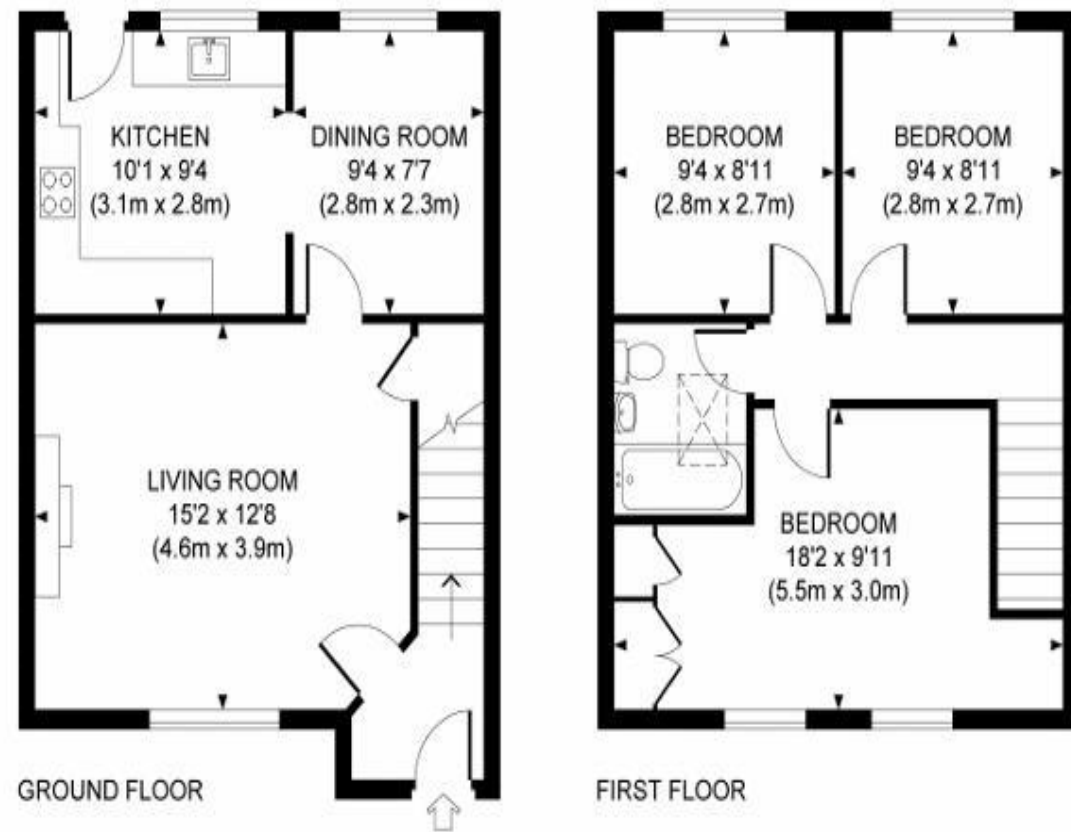


*the floorplan...*

*An attractive 3 bedroom semi-detached character cottage offering considerable scope to further enlarge/develop, situated in a highly sought village location. Approx. 0.25 acre plot backing onto open countryside.*



Approximate Gross Internal Area  
814 sq ft / 75.6 sq m



Guide Price £550,000  
Freehold

1 Burrell Cottages  
Whitemans Green  
Cuckfield  
West Sussex RH17 5DB



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## *in brief...*

- Edge of village location overlooking open playing fields
- Sitting/living room with views over open green/open fireplace
- Separate dining/family room
- Fitted kitchen/breakfast room with built in appliances
- 3 well-proportioned bedrooms to first floor
- Re-fitted family bathroom/shower
- Character and original features
- Gas fired central heating
- No upward chain
- Vacant possession available
- Sought after village location within Conservation area
- Approx. 0.25-acre plot - Outside adjoining brick store
- Sunny enclosed landscaped gardens with additional area of land to the rear
- EPC: D
- Council Tax Band: E



*There is considerable scope on offer to further enlarge the property by potentially extending/developing on the existing plot to the side and rear (STPP) Non-overlooked aspect backing onto open countryside*

## *in more detail...*

1 Burrell Cottages (814 sq ft) is an attractive 3 bedroom Victorian family home having been well maintained and much improved by the present owners who have modernised and refurbished the property throughout. There is plenty of light and spacious living space on offer with accommodation arranged over two floors together with added scope to further extend to the side / rear (STPP).

The accommodation briefly comprises: an entrance hall, sitting/living room with feature open fireplace and stone surround, a deep under stairs storage cupboard, a well-appointed kitchen/breakfast room with a range of matching cupboards and work surfaces, integrated stainless-steel oven and ceramic hob with extractor above, space and plumbing for washing machine and dishwasher, further space for fridge and freezer and a door leading out to the rear garden. There is also a dining/family area with window to rear.

On the first floor: there are 3 well-proportioned bedrooms and a re-fitted white suite family bathroom including shower over bath.

Further benefits include: Gas central heating, character features, no upward chain, scope to extend/ develop/create driveway/ garage (STPP), larger than average approx. 0.25-acre plot and situated on a sought after edge of village location close to all local amenities

### **Outside:**

**Front Garden** with level area of lawn and plant borders. (scope for parking STPP) gate and pathway leading to front door and around to **Side/Rear garden** (0.13 acres) offering a high degree of privacy and seclusion with a large expanse of lawn, well established plant borders and beds, patio providing an ideal space for 'Al fresco' style dining and an abundance of natural plants, flowers and shrubs. There is also a brick adjoining / lock up store. All being fully enclosed enjoying a private sunny aspect with open countryside to the rear.

**Included in the sale** is also an additional enclosed parcel of land (0.107 acres) situated behind the rear garden. Currently an overgrown wooded area all enclosed and backing directly onto open countryside.

Overall plot Approx. 0.25 Acres



## *the location...*

'Burrell Cottages' are set back from the road behind an open green which is a designated open space on the northern fringes of Cuckfield to form part of the Whitemans Green conservation area. The property enjoys a prominent position overlooking open playing fields and countryside being conveniently situated within the highly sought-after western fringes of the village known as Whitemans Green.

The property is within a short walking distance of the picturesque village High Street which offers a traditional range of shops, boutiques, pubs and restaurants. The highly regarded village primary and secondary schools are both within proximity. Cuckfield has many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath is close by and provides a more extensive range of shops, stores, restaurants, cafes and bars.

The mainline railway station offers fast commuter links to London and there is a sixth form college (re-opening in September 2020) and a state-of-the-art leisure centre. By road, access to the major surrounding areas can be gained via the A/M23 at Bolney or Warninglid (5 miles).

### **Schools**

Holy Trinity Primary (0.5 miles)  
Warden Park Secondary Academy (0.5 miles)

**Station** Haywards Heath (2.5 miles) 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 (3.5 miles) and Three Bridges (5 miles) with fast access to London Bridge.

## *worth bearing in mind...*

The property enjoys a convenient edge of village location within being within walking distance of highly regarded village schools, nurseries and the picturesque village High Street.

