



Woodside

Broad Street, Cuckfield, RH17 5DS



Mark Revill & Co

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£725,000

This substantial older style semi detached house of character has been thoughtfully extended to create extremely spacious and versatile family accommodation arranged over three floors. The property has the benefit of gas central heating and double glazing (some secondary glazing) and incorporates a fine sitting room with open fireplace, living/dining room, kitchen/breakfast room complete with cast iron wood burning stove, a ground floor bedroom or home office plus shower room, 3 bedrooms and large bathroom on the first floor plus a top floor bedroom. There is a recently constructed oak framed cart style double garage part of which is utilised as a work shop and the attractive fully enclosed gardens are arranged mainly as lawn to the rear and a large paved sun terrace to the side.

Woodside is 'tucked away' lying immediately off Broad Street in this mature location just a short walk to Cuckfield's historic High Street with its parish church, good local shops and amenities and to the well regarded Holy Trinity Primary School and Warden Park Schools. Haywards Heath lies 1.4 miles to the east offering a mainline station with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wide range of shops, an array of restaurants, a modern leisure centre, Waitrose and Sainsbury's superstores. The A23 lies just over 3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.5 miles to the north and the cosmopolitan city of Brighton and the coast is 15.5 miles to the south. There are golf courses nearby in Cuckfield, Haywards Heath and Lindfield, water sports at Ardingly Reservoir, whilst the South Downs National Park is



within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Spacious Reception Hall 12'10" x 5'1" (3.93m x 1.57m) Double glazed window. Radiator. Natural timber floor.

Inner Hall Telephone point. Stairs to first floor.

Sitting Room 16'2" x 12'11" (4.95m x 3.95m) Wide secondary double glazed sash bay window overlooking the rear garden. Most attractive cast iron working fireplace with decorative tiled insert, grate and tiled hearth. TV aerial point. Radiator. Picture rail.

Dining/Living Room 16'5" x 10'11" (5.03m x 3.33m) Walk-in understairs storage area with fitted shelving. Display niche with shelving. High level shelf. Double glazed window. Radiator. Natural timber floor.

Kitchen/Breakfast Room 16'6" x 13'7" (5.04m x 4.14m) Fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards and appliance space with plumbing for washing machine and dishwasher under. Range of wall cupboards. Large built-in shelved larder. Further stainless steel bowl with mixer tap, cupboard beneath. Recess for cooker with gas point, adjacent L shaped worktop, cupboards beneath. Feature cast iron **wood burning stove**. Space for upright fridge/freezer. Double glazed velux skylight window with integrated blind. Double glazed window. Radiator. Part tiled walls. Tiled effect vinyl flooring.

Lobby Fitted timber worktop, cupboards beneath. Wall mounted gas boiler. Double glazed window. Tiled effect vinyl flooring.

Bedroom 5/Office 9'11" x 8'10" (3.04m x 2.70m) Wall light point. Double glazed window. Radiator.

Shower Room White suite comprising large walk-in fully tiled shower with overhead and hand held fitments, glass screen, close coupled wc and corner basin with mixer tap and tiled splashback. Double glazed window. Radiator. Tiled effect vinyl flooring.

FIRST FLOOR

T Shaped Landing Fitted book shelf unit. Built-in eye level storage cupboard. Double glazed window.

Bedroom 1 11'11" x 10'11" (3.653m x 3.33m) Secondary double glazed sash window. Radiator. Dado rail. Painted timber floor.

Bedroom 2 12'10" x 8'8" (3.91m x 2.64m) Double glazed window. Radiator.

Bedroom 3 12' x 7'11" (3.66m x 2.41m) Double glazed sash window. Radiator.

Bathroom White suite comprising free standing bath on raised patterned tiled plinth with wall mounted mixer tap and shower fitment, independent rain water shower over with wall mounted taps, full height glass screen, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Adjacent storage cupboard, recess and cupboard over. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Wood effect vinyl flooring.

TOP FLOOR

Bedroom 4 17'9" x 10'2" (5.42m x 3.11m) Doors to eaves storage space. Wide double glazed dormer window.

OUTSIDE

Detached Oak Framed Two Bay Garage/Workshop

Garage 16'10" x 8'9" (5.13m x 2.67m) Light and power points.

Workshop 17'8" x 8'5" (5.38m x 2.57m) Double oak doors. Double glazed skylight window.

Adjacent Parking for 2 Vehicles

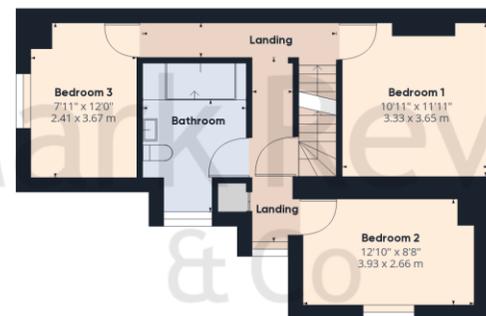
Gardens Arranged to the rear and side of the property. The rear garden is about 45 feet (13.72m) x 41 feet (12.50m) is arranged as lawn with small kitchen garden. **Timber summerhouse**, fruit trees planted on the rear boundary. Rear access gate. The garden to the side measures about 49 feet (14.94m) x 18 feet (5.49m) arranged with a large paved sun terrace with triangular herbaceous bed. **Timber shed** flanked by slate filled borders. Outside light and water tap. Gate to front and garaging.

Directional Note: Woodside is approached via a narrow lane lying immediately opposite the Wheatsheaf Pub.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1494.15 ft²
138.81 m²

Reduced headroom

47.91 ft²
4.45 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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