



Mytten Cottage, Mytten Twitten
High Street, Cuckfield, RH17 5EN

■ ■ ■ Mark Reville & Co

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Guide Price £875,000 Freehold

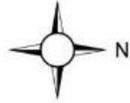
A truly enchanting 3 bedroom detached period cottage, believed to date from circa 1792, tucked away in a secluded yet central location just off Cuckfield's picturesque High Street. Occupying circa 0.2 acres of garden, this unique home offers sunny landscaped gardens, exceptional privacy and a wealth of character throughout. Sympathetically renovated and extended, the accommodation spans approximately 1,090 sq. ft. over three floors. Features include a charming sitting room with Inglenook fireplace and bay windows, a vaulted kitchen/dining room with Rayburn and patio doors to the garden and a ground floor bathroom with Victorian style suite. Upstairs offers two bedrooms (one currently a dressing room with fitted storage), a separate WC and a third bedroom in the loft enjoying far reaching views across the village to the South Downs. In addition, there have been extensive updates since 2022 which include redecoration, waterproofing, repairs to roof and chimney, updated electrics, new porch, new dressing room and significant landscaping. The owner believes two more rooms can be created from the six roof voids without the need to extend outward. Outside, the stunning east and south facing garden, shaped with input from a Chelsea Flower Show exhibitor, comprise rolling lawns, mature trees, vibrant borders, fruit and vegetable plots, a greenhouse and a tree house. A range of versatile outbuildings includes a double aspect garden studio (14'4 x 11'4), a fully fitted shepherd's hut (11'6 x 6'3) with wood burner. A private pedestrian gate gives access from the Twitten. Internal viewings highly recommended.

Tucked away along the charming Mytten Twitten, Mytten Cottage enjoys a peaceful yet exceptionally convenient position just moments from Cuckfield's picturesque High Street. A short stroll brings you to a selection of local shops, cafes, and everyday amenities, while highly regarded schools including Holy Trinity Primary and Warden Park Academy are close by. Haywards Heath station (approx. 1.6 miles) offers fast links to London and Brighton, with easy road access to the A23, Gatwick and the south coast plus direct bus routes from the High Street to the station as well as Brighton.

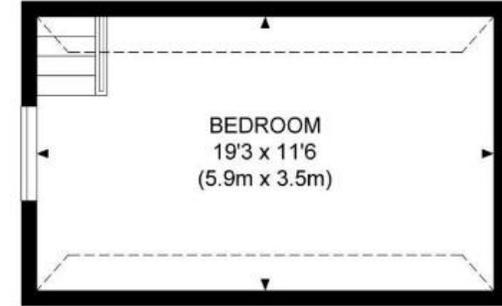
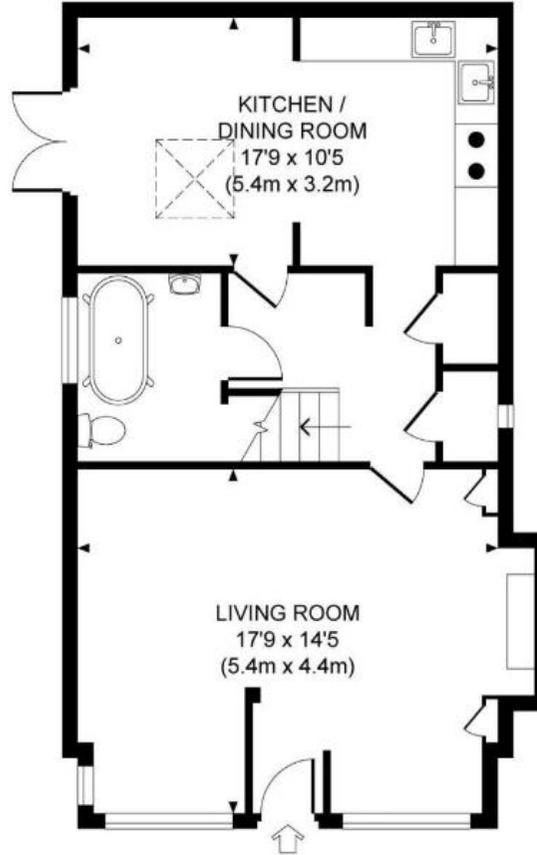
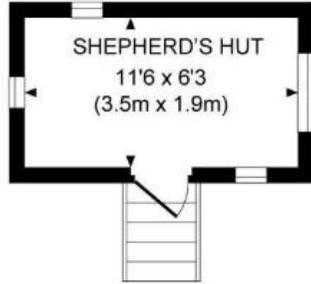




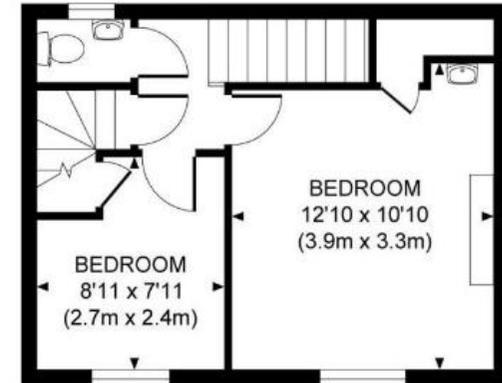
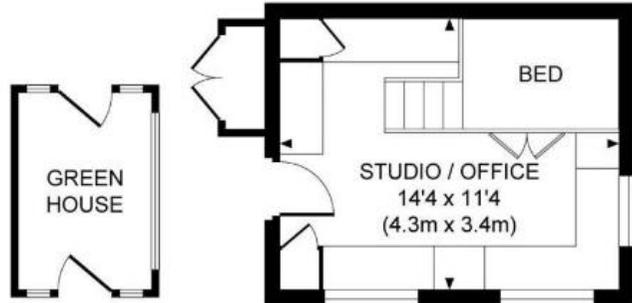
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area
1090 sq ft / 101.3 sq m
Approximate Gross Internal Area Outbuildings
288 sq ft / 26.8 sq m



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

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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