



4 Denning Place

CUCKFIELD | WEST SUSSEX | RH17 5QH

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Situation

A modern high specification luxury house set within a small and select private close of 4 individual houses set in approximately 1.6 acres of gardens and grounds with a range of outbuildings and heated outdoor swimming pool

Cuckfield is a vibrant village with a bustling High Street including a convenience store/post office, hotel with spa, a selection of public houses, village shops, petrol station and medical centre. The larger town of Haywards Heath with its mainline train station and more comprehensive array of shopping, restaurants and bars is a short drive away. There are also a range of revered state and private schools locally

Built to the highest specifications and further enhanced by the current owners, this beautiful country residence showcases large spacious well-appointed accommodation arranged over three floors. Amassing to approximately 7,060 sq ft (including the garages and outbuildings) the property offers luxurious and comfortable family living spaces with opulent touches throughout and bespoke fixtures and fittings. There are four reception rooms on the ground floor along with a sizable kitchen/breakfast room with upgraded range of integral appliances. The bespoke french oak staircase leads to the first floor where four bedrooms reside serviced by en-suite facilities. It should be noted that the principal bedroom has a balcony looking out over the rear garden and benefits from a recently refitted en-suite bathroom. Stairs lead to the second floor where there is a family bathroom and two further bedrooms, one currently fashioned as a gym and the other a large cinema room. Accessed via a set of electronically controlled gates, the gardens and grounds of approximately 1.6 acres have been beautifully landscaped and house a range of useful recently erected outbuildings. A sizable terrace adjoins the rear of the property surrounding a central heated outdoor swimming pool. Overlooking the terrace is an open sided pavilion providing a wonderful space to relax or entertain with a central wood fired burner, barbecue area and integrated outdoor lighting and speakers. Further outbuildings include a pool house with kitchenette and shower facilities and a large workshop with store. The rear garden is predominantly laid to lawn with a range of specimen trees. The resin driveway at the front of the property provides ample parking and access to the detached double garage with electronically controlled doors and is wired for E.V. point.



Kitchen

- » Shaker style wall and base units
- » Silestone work surfaces
- » Inset double 'Butler style' sink with 'Quooker' instant boiling water tap and integrated food waste disposal unit
- » Inset 'Neff' Induction hob with extractor fan over
- » Integrated 'Neff' double electric combination oven and microwave
- » Integrated 'Neff' steam oven
- » Integrated 'Neff' warming drawer
- » Integrated 'Neff' coffee machine
- » Integrated wine cooler
- » Integrated 'Miele' fridge and freezer
- » integrated 'Neff' dishwasher
- » Sizable island units with a mix of silestone and oak worksurfaces and breakfast bar along with a selection of cupboards and drawers beneath



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Principal En-Suite Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Vanity unit with twin wash hand basin and a selection of drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Three Further En-Suite Shower rooms

- » Fully tiled shower with wall mounted shower, hand shower attachment and glazed doors
- » Low level w.c. suite with concealed cisterns
- » Wash hand basin with drawers unders
- » Heated ladder style towel radiators
- » Tiled floors with electric underfloor heating

Outbuildings

The property boasts two recently erected outbuildings including a pool house adjacent to the pool with en-suite shower room, open plan kitchenette and store. Situated to the side of the property is a large detached and insulated workshop and store with light and power.



Specification

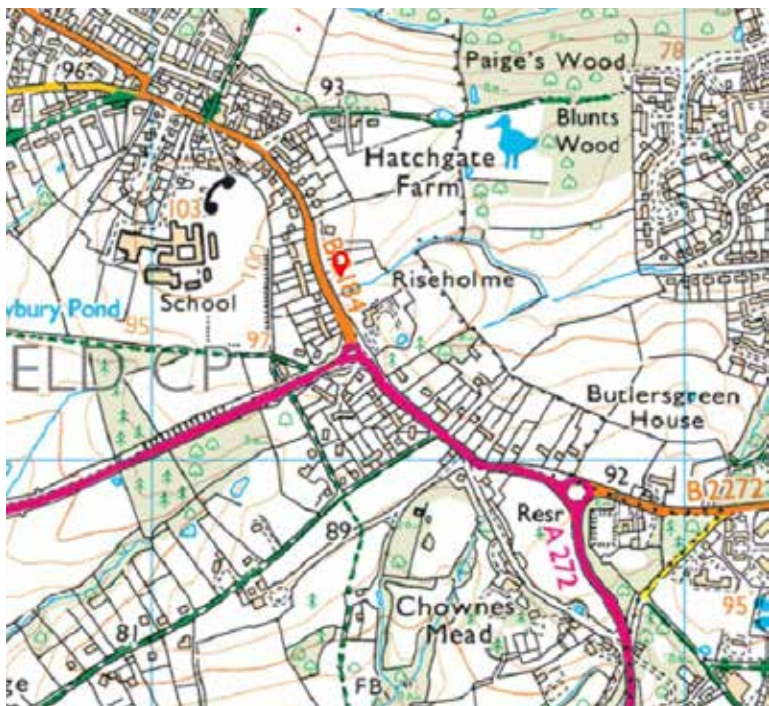
- » Wall mounted 'Worcester' gas fired boiler
- » Underfloor heating throughout the whole of the ground floor
- » Electric underfloor heating in all of the bathrooms
- » Integrated mechanical ventilation heat recovery systems
- » Photovoltaic solar panels
- » Bedroom five currently used and wired for a cinema room
- » Outdoor heated swimming pool heated via separate air source heat pump
- » Pool house with kitchenette and shower facilities
- » Open sided pavilion with a central wood fired burner, barbecue area and integrated outdoor lighting and speakers
- » Substantial workshop and store
- » Double garage with electronically controlled doors and wired for E.V point
- » Resin driveway and landscaped front garden, contemporary water feature and sculptural trees



External

The property is approached via a set of electronically controlled gates and over a resin driveway providing ample parking and access the detached double garage. The front of the property has been landscaped in a modern style with a range of plants and sculptural trees leading through to a central contemporary water feature. A path leads past the detached workshop and store at the side of the property to the rear terrace with a central heated swimming pool. Adjacent to the pool is the pool house providing en-suite shower facilities. A glorious open sided pavillion lies to the other side with a central woodburning stove, outdoor kitchen facilities and external speakers and lighting. The manicured lawn extends from the terrace bordered by beech hedging and scattered with a range of specimen trees.





Transport Links from 4 Denning Place

Hawards Heath Train Station	approx. 1.6 miles
Burgess Hill Train Station	approx. 4.2 miles
London Victoria By Train	approx. 47 mins
Brighton	approx. 16.7 miles
Gatwick Airport	approx. 15.7 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Denning Place, Cuckfield, RH17 5QH

Approximate Gross Internal Area = 479.6 sq m / 5162 sq ft

Outbuildings = 54.9 sq m / 591 sq ft

Garage = 45 sq m / 484 sq ft

Pavilion = 76.5 sq m / 823 sq ft

Total = 656 sq m / 7060 sq ft
(Including Loft Room & Garage / Pavilion)



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