



Ivy Cottage
Hanlye Lane, Cuckfield, RH17 5HR

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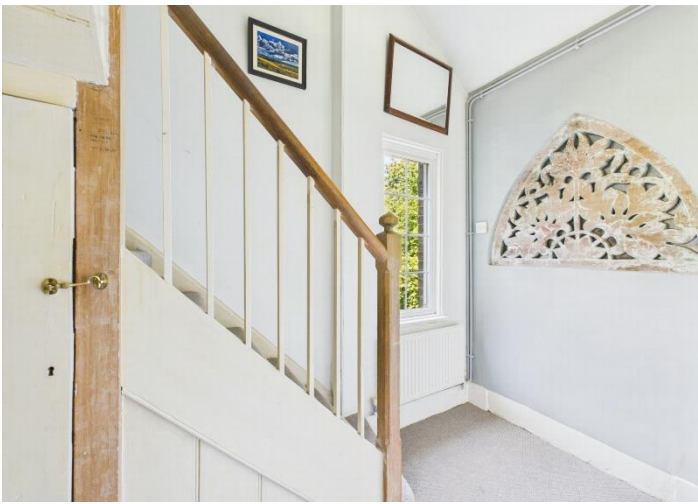
Hanlye Lane, Cuckfield, RH17 5HR

Guide Price £625,000 Freehold

A charming semi-detached Victorian cottage of approximately 1,596 sq. ft., occupying a generous corner plot of around half an acre in a desirable semi-rural position on the outskirts of Cuckfield. Rich in character, the property features fireplaces, exposed beams and woodburning stoves, whilst offering versatile accommodation and excellent potential to extend (STPP). The ground floor includes a welcoming entrance hall with cloakroom/WC, a spacious country-style kitchen, an open-plan sitting/dining room with woodburning stove, an 18ft conservatory overlooking the gardens, and a separate family room with stained-glass feature window and exposed brick fireplace. A lobby and walk-in storeroom provide useful additional space. Upstairs, the principal bedroom benefits from a vaulted beamed ceiling, built-in wardrobes and a dual aspect, complemented by two further bedrooms and a family bathroom with both bath and separate shower. Additional benefits include a newly installed private drainage system, further scope to enlarge with lapsed planning consent to extend, useful outside store, private parking offering scope for garaging, oil-fired central heating, fast broadband availability and no onward chain, Viewings highly recommended. The gardens are a particular feature of the property, extending to the side and rear and providing a high degree of privacy. A large paved terrace offers the ideal space for outdoor dining and entertaining, beyond which are extensive lawned gardens bordered by mature trees, hedging and established planting.

Hanlye Lane enjoys a highly desirable semi-rural position on the edge of the historic village of Cuckfield, one of Mid Sussex's most sought-after locations. The village Centre offers an excellent range of independent shops, cafés, restaurants, public houses and everyday amenities, together with a highly regarded primary school and medical facilities. The nearby town of Haywards Heath provides a wider selection of shopping and leisure facilities, along with a mainline railway station offering fast and regular services to London Victoria, London Bridge and Brighton, making the area particularly attractive to commuters. The surrounding countryside provides an abundance of walking, cycling and outdoor recreational opportunities, while excellent road links via the A23/M23 corridor offer convenient access to Gatwick Airport, the South Coast and the wider motorway network.







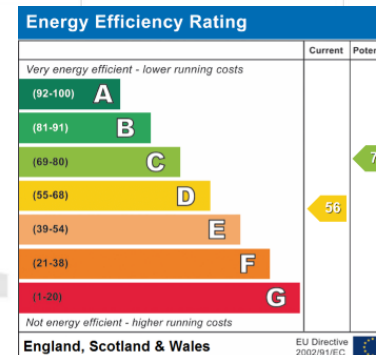
Ground Floor



Floor 1



Approximate total area⁽¹⁾
1559 ft²
144.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

Mark Revill & Co