

*A truly charming 4-bedroom detached Victorian cottage on an impressive plot approaching 2.3 acres, set in a quiet country lane on the periphery of Cuckfield, allowing swift road access to A/M23.*



Broxmead Cottage, Broxmead Lane, Cuckfield, West Sussex. RH17 5JH

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



Broxmead Cottage,  
Broxmead Lane,  
Cuckfield,  
West Sussex.  
RH17 5JH

*This most delightful and characterful cottage, having been sympathetically extended in the 1990s, provides generously proportioned room sizes along with a versatile layout lending itself to modern day living. The delightful grounds, with outbuildings, include an orchard, enclosed paddock and a large west-facing formal garden, all of which are a particular feature of this beautiful country home. Additionally, the property enjoys idyllic wrap-around views from ancient woodland opposite to far-reaching countryside views afar to the South Downs.*

## *the house...*

- Accommodation spanning two floors (2,109 sq.ft.).
- Splendid Drawing Room with fireplace & French doors to garden.
- Separate Dining Room with open fireplace.
- Beautifully appointed Kitchen/Breakfast Room with stable door to garden.
- Ground Floor Cloakroom.
- Principal Bedroom suite with Dressing Room & En-Suite Bathroom.
- Three further generously sized First Floor Bedrooms.
- First Floor Family Bathroom equipped with white suite.
- EPC Rating: E.
- Council Tax Band: E.

## *benefits include...*

- Quiet, desirable country lane on periphery of Cuckfield Village.
- Equestrian opportunity.
- Swift & easy road access to A/M23.
- Close driving proximity to highly regarded schools.
- Wealth of charm with some period features.
- Generous room sizes throughout.
- Oil-fired central heating with new oil tank.
- Beautifully re-fitted En-Suite Bath/Shower Room.
- High degree of privacy and quiet seclusion.
- Splendid panoramic views.

see more on page 5

## *the gardens...*

- Stunning Gardens & Grounds approaching c. 2.3 Acres.
- Long sweeping Private Driveway providing parking for several vehicles.
- Large Formal West-Facing Rear Garden laid to level lawn.
- Sizeable Orchard containing a variety of fruit trees.
- Enclosed Paddock.
- Substantial Outbuilding comprising 2-Separate Store-Rooms, Tool Shed & Log Store.
- Detached Double Garage with electric door.
- Extensive Rear Patio with electric awnings off Drawing Room.
- Gated Side Entrances. Outdoor Lighting.

see more on page 7





## *in more detail...*



This delightful and characterful 4-BEDROOM DETACHED VICTORIAN COTTAGE of 2,109 sq.ft., is set on an impressive PLOT APPROACHING 2.3 ACRES, lending itself to EQUESTRIAN OPPORTUNITY whilst boasting a splendid and tranquil location in a quiet country lane on the periphery of Cuckfield Village.

Having been subject to a significant and sympathetic TWO-STORY EXTENSION in the 1990s by the present owners, the property now comes to the market some 30 years later for the first time. Generous room sizes are on offer along with a versatile layout perfect for modern day living while many period features retain the cottage's immense charm.

The accommodation in brief comprises: ENTRANCE HALL laid to oak-plank flooring with CLOAKROOM/WC and a large, deep COAT CUPBOARD off. A fabulous double-aspect country-style KITCHEN/BREAKFAST ROOM with a front aspect, is fitted with white Shaker-style cabinetry, complemented with granite worksurfaces and upstands with inset sink upon a ceramic tiled floor. High-end integrated appliances include an induction hob with extractor over, eye-level double multi-function oven, fridge/freezer and dishwasher. To the far end is a generous BREAKFAST/DINING AREA, with stable door to outside, complete with further fitted cabinetry, secondary sink and LAUNDRY CUPBOARDS housing washing machine, tumble dryer along with ample storage space. From here a door opens into a splendid, double aspect DRAWING ROOM positioned to the rear with magnificent views over the formal garden and afar, featuring oak-plank flooring, an open fireplace and French-style doors opening onto an extensive patio with electronic awnings. A separate, formal DINING ROOM, again with oak-plank flooring, enjoys a double-aspect with open fireplace and connecting door to the hall.

From the hall a staircase with double-sided storage, rises to the FIRST FLOOR LANDING where there are FOUR BEDROOMS all enjoying beautiful countryside views. The PRINCIPAL SUITE comprises a double aspect BEDROOM, DRESSING ROOM with fitted wardrobing and dressing table leading into a contemporary style, refitted EN-SUITE BATH/SHOWER ROOM. BEDROOMS 2 and 3 are generous doubles with fitted wardrobe cupboards whilst BEDROOM 4 a large single, all of which are served by a FAMILY BATHROOM equipped with a white suite.

# The floorplan...

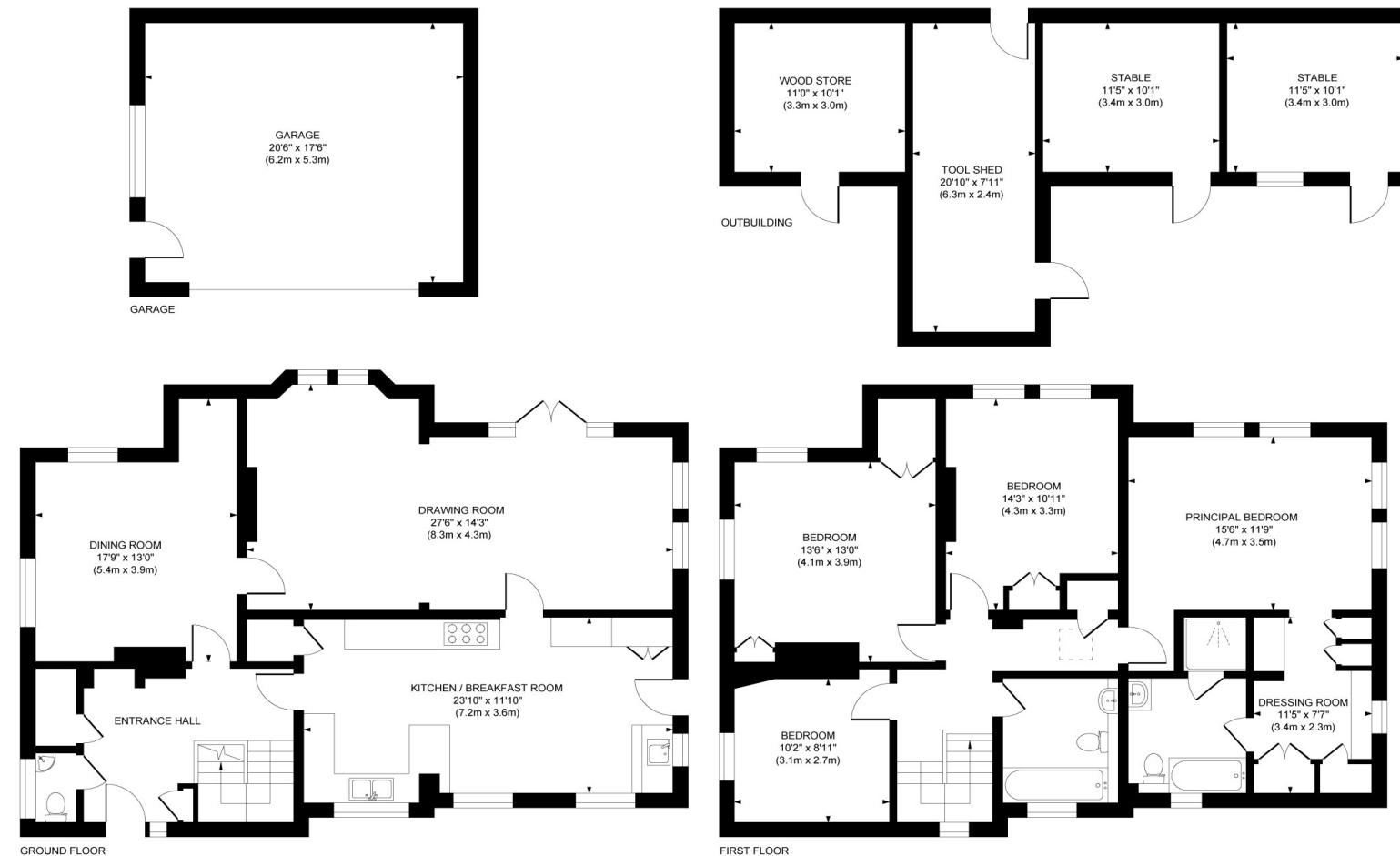
## Approximate Gross Internal Area

Main House 2109 sq. ft / 195.93 sq. m

Garage 360 sq. ft / 33.42 sq. m

Outbuilding 520 sq. ft / 48.33 sq. m

Total 2989 sq. ft / 277.68 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Consumer Protection from Unfair Trading Regulations 2008 We have not evaluated any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

# *outside...*

TO THE FRONT is a long, sweeping PRIVATE DRIVEWAY with a large, shingled parking area for several vehicles and DETACHED DOUBLE GARAGE with electronic up-and-over door, power and light. Well-stocked pretty cottage-style beds containing a variety of shrubs are arranged to one side and lead onto a paved pathway gently rising to a SUBSTANTIAL DETACHED OUTBUILDING comprising 4-separate units each with its own entrance door to include 2-STORE ROOMS, a TOOL SHED and LOGSTORE.

Alongside is a beautifully maintained ORCHARD planted with numerous fruit trees to include Apple and Plum, while fringed with Rhododendron. A gently sloping lawned FRONT GARDEN interspersed with shrubberies features a FISHPOND and high Laurel hedging.

A WEST-FACING FORMAL REAR GARDEN laid to a vast level lawn, is flanked with established hedging and mature trees and ENJOYS A HIGH DEGREE OF PRIVACY AND QUIET SECLUSION. An extensive PATIO TERRACE spans the width of the house whilst complete with two electronically operated awnings, ideal for alfresco dining and entertaining. A five-bar gate positioned between the hedging leads to the Orchard's outbuilding.

To the northerly aspect is a PADDOCK of circa 1.3 ACRES, fully enclosed with rail and post fencing.

The formal gardens incorporating the orchard and outbuilding approach circa 1-ACRE.



# *worth bearing in mind...*

*Properties such as this seldom become available within Cuckfield, particularly those that enjoy such an impressively sized plot with glorious gardens as well as providing equestrian opportunities in an idyllic location.*

# *the location...*

Broxmead Cottage occupies prominent, elevated position on Broxmead Lane approximately 3- miles west of the picturesque village of Cuckfield, whilst surrounded by open fields and countryside with plenty of footpaths and bridleways to enjoy country/dog walks around the area.

Cuckfield village is also within a short drive with its picturesque High Street offering something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries including The Ockenden Hotel and Spa and the popular Talbot gastro/pub. There are numerous sports clubs including cricket, rugby, football, and tennis.

There is also a flourishing social scene with many active clubs and societies as well as a busy social calendar including events such as the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

The town of Haywards Heath is approximately 4.5 miles to the east with an extensive range of shopping facilities, local amenities and mainline railway station offering fast commuter services to London (Victoria/London Bridge 47 mins) and the south coast (Brighton 20 mins).

By road, access to the major surrounding areas, Gatwick Airport, the south coast, M25 and wider motorway network can be gained via the A/M23 at Warninglid, just a short distance away.



## ***schools...***

Bolney County Primary School (2.7 miles).  
Holy Trinity Primary School, Cuckfield (2.8 miles).  
Warden Park Secondary Academy, Cuckfield (3.1 miles) for which a school bus runs locally.

## ***nearby independent schools...***

Handcross Park School (4.5 miles), Ardingly College (6.2 miles), Burgess Hill Girls School (6.5 miles), Hurstpierpoint College (7.1 miles) and Worth School (8.5 miles).

## ***stations...***

Haywards Heath (4.7 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (5.3 miles).

Three Bridges (9.7 miles).

## ***road links...***

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

*For more details from Mansell McTaggart...*

call: Cuckfield: 01444 417600  
email: cf@mansellmctaggart.co.uk  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947