



Chypraze, Whitemans Green, Cuckfield, West Sussex RH17 5DB



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Set in a quiet cul-de-sac off the popular Whitemans Green in Cuckfield, is this highly versatile 4/5-bedroom detached house with a superb 1/2-bedroom self-contained annexe.

- 5-BEDROOM DETACHED HOUSE (2,175 SQ.FT.) INCLUDING A 2-BEDROOM SELF-CONTAINED ANNEXE.
- QUIET CUL-DE-SAC IN WHITEMANS GREEN CONSERVATION AREA.
- MAIN HOUSE: 2-RECEPTION ROOMS, 3/4-FIRST FLOOR BEDROOMS, KITCHEN/BREAKFAST ROOM, SHARED UTILITY, CLOAKROOM, FAMILY BATHROOM & EN-SUITE.
- ANNEXE: 1-RECEPTION ROOM, 1/2-BEDROOMS, KITCHEN, SHOWER ROOM & SHARED UTILITY.
- OWN EXTERNALS ENTRANCES TO BOTH PROPERTIES. INTERNAL ACCESS INTO BOTH.
- SEPARATE PRIVATE DRIVEWAYS.
- SEPARATE REAR GARDENS. FRONT GARDEN.
- CONVENIENTLY SITUATED FOR CONVENIENCE STORE, SCHOOLS & VILLAGE CENTRE.
- SWIFT ROAD ACCESS ON THE A/M23.
- EPC RATING: C
- COUNCIL TAX BANDS - ANNEXE: A. MAIN HOUSE: F.

Tenure: Freehold

A rarely available and highly versatile 5 BEDROOM DETACHED FAMILY HOUSE with a superb 1/2 BEDROOM SELF-CONTAINED ANNEXE (2,175 sq.ft combined), is perfectly set in a tucked away position away from main roads in the highly desirable Whitemans Green Conservation Area. The village centre as well as the highly regarded primary and secondary schools are all within easy walking proximity. Swift road access to the A/M23 is also an advantage.

Built in 1965, this attractive family home, having been modernised and refurbished throughout some 10 years ago, boasts an impressive and well-designed TWO-STOREY ANNEXE, built in 2015 whilst finished to a high specification. This unique home, IDEAL FOR MULTI-GENERATIONAL FAMILY LIVING, ADULT CHILDREN or for those WORKING FROM HOME, benefits from internal access into both properties in addition to having their own PRIVATE EXTERNAL ENTRANCES, GARDENS AND PARKING.







Accommodation to the MAIN HOUSE briefly comprises: an ENTRANCE PORCH opening into a long and spacious ENTRANCE HALL with CLOAKROOM/WC off. A triple aspect SITTING ROOM features an open fireplace with a separate DINING ROOM alongside. A well-appointed KITCHEN/BREAKFAST ROOM is comprehensively fitted with wall and base units offering spaces for the usual domestic appliances.

To the FIRST FLOOR is a large, double aspect PRINCIPAL BEDROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM. Bedroom 3 gives access through to the ANNEXE either providing a FURTHER BEDROOM TO THE MAIN HOUSE or a SECONDARY BEDROOM TO THE ANNEXE.

Benefits include: gas-fired central heating to radiators, double glazed windows, security alarm system, neutral décor throughout and a sought-after village location.

The SELF-CONTAINED ANNEXE offers generous additional living space whilst providing the option of accommodation over one or two floors and briefly comprises: a PRIVATE ENTRANCE into RECEPTION HALL, an impressive triple aspect RECEPTION ROOM with feature woodburning stove and vaulted ceiling, a GROUND FLOOR DOUBLE BEDROOM with fitted wardrobes and a luxury EN-SUITE SHOWER ROOM. A beautifully appointed, high specification fitted KITCHEN complemented with 'Corian' worksurfaces includes an integrated 'Miele' stainless steel induction hob, oven and microwave, whilst a separate UTILITY ROOM is equipped with a secondary sink, matching cabinetry with 'Corian' surfaces and an internal door connecting into the main house. From the entrance hall a feature spiral staircase rises to a MEZZANINE providing access into the EN-SUITE BEDROOM to the first floor.

Benefits to the annexe include: own private entrance, triple glazed windows, underfloor heating throughout, oak and tiled flooring, oak internal doors, high quality fixtures and fittings, security alarm and separate areas of garden and parking.

OUTSIDE

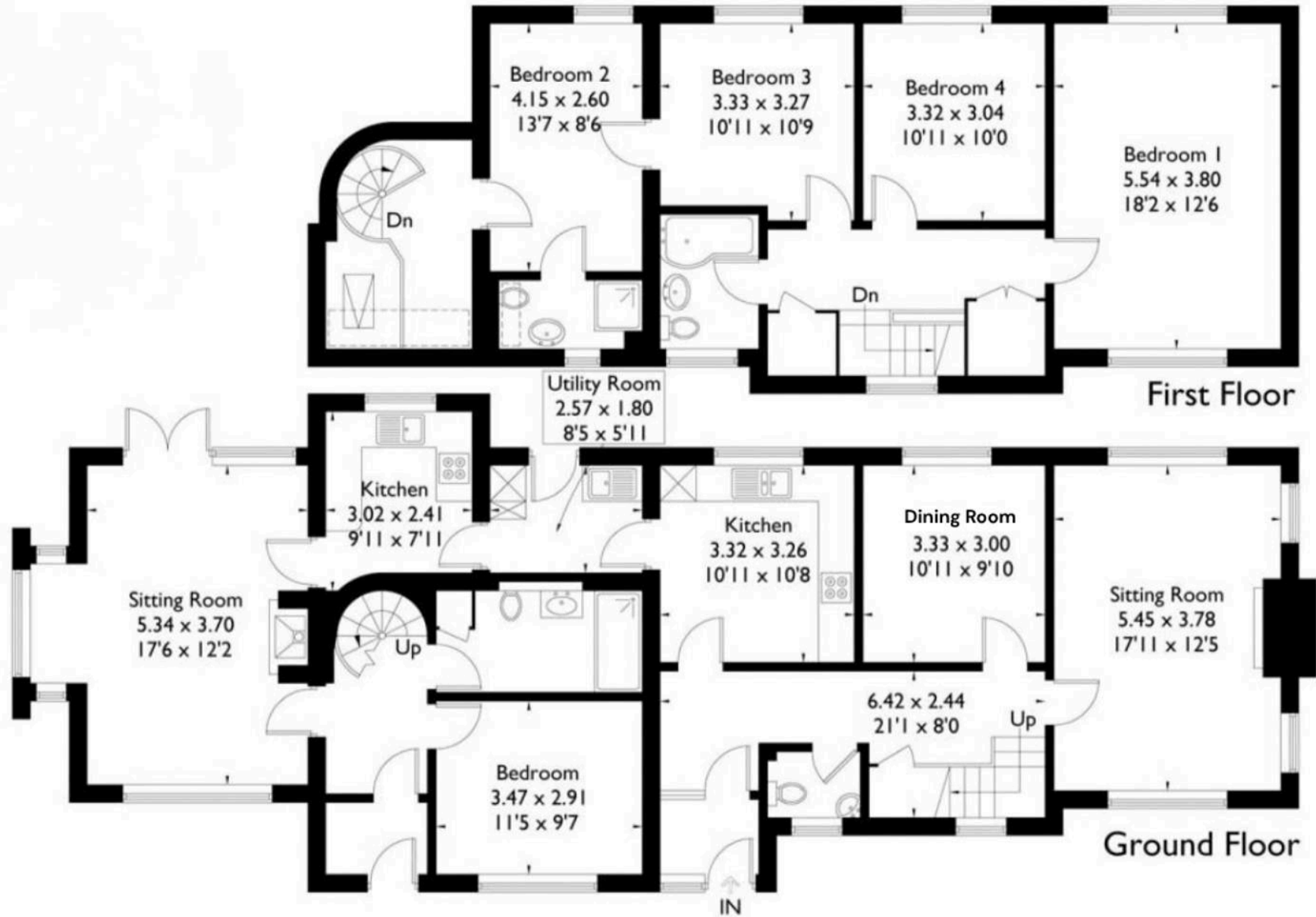
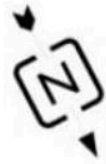
A brick-paved PRIVATE DRIVEWAY provides parking for several vehicles along with a pathway leading to the front door. Alongside is a front garden mainly laid to lawn with plant borders and beds containing a variety of plants, flowers and shrubs extending around to one side of the property.

The SOUTH-FACING REAR GARDEN is fully enclosed but divided into TWO SEPARATE AREAS with each serving the main house and the annexe. Additionally, a side area of garden to the annexe benefits from a gate leading to its own driveway.



Whitemans Green, Cuckfield, Haywards Heath

Approximate Gross Internal Area
208.3 sq m / 2242 sq ft





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