

MILKMAIDS GARDEN

CUCKFIELD, WEST SUSSEX

Start a new chapter in the Cuckfield countryside

The Milkmaid's Garden is a collection of 5 four-bedroom detached houses located in Cuckfield - a picturesque West Sussex village packed full of amenities and attractions. Everything is within walking distance, which fosters a vibrant community spirit, although Haywards Heath is less than two miles away and Gatwick Airport a little further.



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Be part of a thriving village







Cuckfield's historic High Street buzzes with independent boutiques, vintage stores, cafés, pubs and practical additions that make daily life tick, such as hairdressers, a dentist and a local market. The wider village includes a primary school, secondary school, recreation ground, village hall and even a museum. The latter documents Cuckfield's fascinating history, from a stagecoach stop popular with King George IV to the discovery of dinosaur bones.

Cuckfield delivers more than everyday essentials. Ockenden Manor offers an exceptionally high-end environment in which to unwind, with its restaurant, drawing room, bar and spa open to day visitors. Just as exquisite are the greens at Cuckfield Golf Centre, where the nine holes offer a tempting challenge.

If the appeal of village life is to make connections and feel part of a community, there are opportunities abound in Cuckfield. From the legendary bonfire society and the local cricket club to art classes and dance schools, you'll find it all in this charming corner of West Sussex.



Natural beauty on a grander scale can be found at the Borde Hill Estate, where 2,300 acres are divided into 13 garden rooms, together with Grade II* heritage parkland, two lakes and ancient woodland that unfolds before the eyes. More manicured but no less mesmerising is Wakehurst – the sister site to Kew. Here a wild botanic garden and more than 500 acres evolve beautifully with the seasons.





Dominated by a Conservation Area and falling partially in the High Weald National Landscape, Cuckfield combines heritage character with picturesque landscapes. Close by are the tranquil spaces of New England Wood, and Blunts Wood & Paige's Wood, while a walk out to the Ouse Valley Viaduct passes though some of the South East's most captivating countryside.

Connections

Cuckfield was a popular stop on the London to Brighton stagecoach route and the connections remain strong. As well as the A23 and the M23, there's a super-fast train line running from Haywards Heath.





On foot	
The Wheatsheaf Inn	*0.1 miles*
Cuckfield Village Hall	*0.3 miles*
Warden Park Secondary Academy	*0.3 miles*
Holy Trinity CofE Primary School	*0.5 miles*
Tom's Food	*0.6 miles*
The Rose & Crown	*0.6 miles*
The Talbot	*0.6 miles*
Cuckfield Recreation Ground	*0.7 miles*
Ockenden Manor Hotel & Spa	*0.7 miles*

By road	
180 Degrees Bar & Kitchen	*1.5 miles*
Haywards Heath train station	*1.7 miles*
Waitrose	*2.0 miles*
Borde Hill Garden	*2.7 miles*
Ouse Valley Viaduct	*3.7 miles*
Wakehurst	*7.2 miles*
Gatwick Airport	*12.6 miles*
Brighton	*16 miles*

By rail (from Haywards Heath)	
Burgess Hill	*6 minutes*
Three Bridges	*9 minutes*
Gatwick Airport	*13 minutes*
Brighton	*14 minutes*
East Croydon	*30 minutes*
Clapham Junction	*40 minutes*
London Victoria	*44 minutes*
London Bridge	*44 minutes*

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 2026.





Hatchgate Lane, Cuckfield,
West Sussex RH17 5DU

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The Milkmaid's Garden is a peaceful enclave set along a private lane, screened by mature hedging and retained trees. Each of the five houses is detached in nature, occupying a generous plot with a wrap-around garden and car barn. Homes 1, 2 and 3 also benefit from pedestrian access from the lane, as well as from the main driveway.

1 Home 1 – Holstein House
4 bedroom detached - 2228 sqft

2 Home 2 – Guernsey House
4 bedroom detached - 2013 sqft

3 Home 3 – Jersey House
4 bedroom detached - 2013 sqft

4 Home 4 – Friesian House
4 bedroom detached - 1740 sqft

5 Home 5 – Ayrshire House
4 bedroom detached - 2228 sqft

North

Homes 1 & 5 – Holstein House and Ayrshire House

4 bedroom detached - 2228 sqft



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GROUND FLOOR

Living/Dining	4400mm x 5570mm	14'5" x 18'3"
Kitchen	2620mm x 7370mm	8'7" x 24'2"
Lounge	5570mm x 3565mm	18'3" x 11'8"
Family Room	3268mm x 3631mm	10'9" x 11'11"

FIRST FLOOR

Principal Bedroom	6785mm x 5570mm	22'3" x 18'3"
Bedroom 2	5570mm x 3580mm	18'3" x 11'9"
Bedroom 3	3268mm x 5081mm	10'9" x 16'8"
Bedroom 4	4251mm x 3118mm	13'11" x 10'3"

First Floor



Ground Floor



Homes 2 & 3 – Guernsey House and Jersey House

4 bedroom detached - 2013 sqft



Computer generated image

First Floor



Ground Floor



GROUND FLOOR

Living/Dining	5159mm x 4840mm	16'11" x 15'11"
Kitchen	4145mm x 4220mm	13'7" x 13'10"
Lounge	3551mm x 4905mm	11'8" x 16'1"
Family Room/Bedroom 4	3551mm x 3910mm	11'8" x 12'10"

FIRST FLOOR

Principal Bedroom	3567mm x 6253mm	11'8" x 20'6"
Bedroom 2	4161mm x 4765mm	13'8" x 15'8"
Bedroom 3	5434mm x 2761mm	17'10" x 9'1"

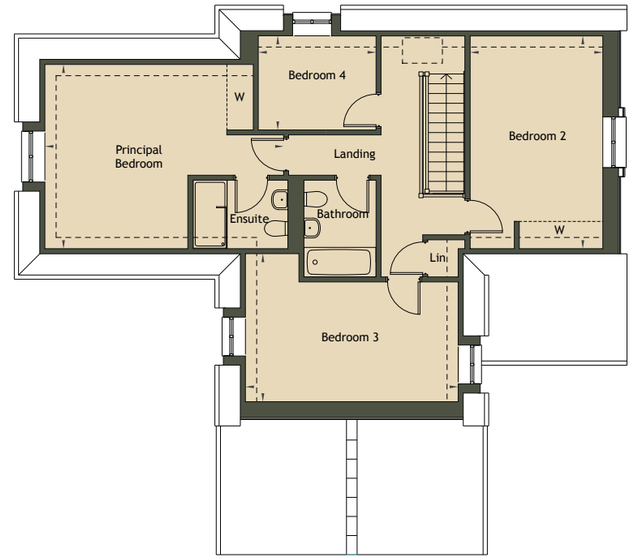
Home 4 – Friesian House

4 bedroom detached - 1740 sqft



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First Floor



Ground Floor



GROUND FLOOR

Living Room	5012mm x 3465mm	16'5" x 11'4"
Dining Area	4725mm x 4340mm	15'6" x 14'3"
Kitchen	3070mm x 5015mm	10'1" x 16'5"
Family Room	3110mm x 3565mm	10'2" x 11'8"

FIRST FLOOR

Principal Bedroom	5626mm x 4340mm	18'5" x 14'3"
Bedroom 2	3125mm x 5015mm	10'3" x 16'5"
Bedroom 3	5012mm x 3488mm	16'5" x 11'5"
Bedroom 4	2775mm x 2217mm	9'1" x 7'3"



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Specification

KITCHEN/UTILITY

- Shaker style 'Edenbridge' design to include: -
- Double bowl 'butlers sink'
- 20mm quartz stonework surfaces with waterfall central Island feature where appropriate
- 2 x Turbofan Single ovens by Neff or similar
- Touch control Induction Hob with integrated extractor set in island where possible by Neff or similar
- Quooker Pro3 Flex 3-in-1 tap
- Programmable fully-integrated Dishwasher
- 70/30 Tall Fridge/Freezer
- Integrated Wine fridge
- Integrated countertop wine cooler inset into island where possible
- Utility space and plumbing for washing machine & tumble dryer
- Integrated Robot hoover

STYLISH DESIGNER BATHROOMS

- Floor mounted WC with dual flush concealed cistern and soft closing seats
- Vanity unit to all bathrooms
- Floor mounted low profile resin shower tray with 'frameless' glass door and chrome hinges
- All showers to have ceiling mounted shower heads
- Steel bath with tiled panel unless free standing
- Free standing bath & floor mounted tap to master En-suite plots 2&3
- Ameira (or similar) taps and fittings
- Lit 'Floating' mirror above vanity/wash hand basin
- All bathroom pipework to be hidden with either full or half height boxing. Half height boxing to have a tiled shelf



FLOORING AND TILING

- Bathrooms/Shower and cloaks floors to have ceramic/porcelain tiled finish
- Herringbone laminate flooring to entrance hall, cloaks cupboard, kitchen/Breakfast room and utility
- Generally fully tiled walls behind all sanitary ware and above fitted baths and shower cubicles half-height tiling to basin, toilet & bath walls. aluminium square tile trim throughout
- 100mm high tiled skirting to shower rooms and bathrooms only where walls are not fully tiled
- 'Devotion' or similar Carpet to Living Room/family room and all bedrooms

ATTENTION TO DETAIL

- Wood paneling to main living room
- White painted ceiling, walls in matt emulsion or equivalent wall colour
- Joinery generally painted with eggshell soft sheen or equivalent
- Softwood painted staircase with square chamfered balustrades, oak handrail to be clear varnished
- Oak paneled internal doors or similar with 100mm ball race black nickel hinges and latches
- Door furniture Touchpoint Sophia in Black nickel with privacy sets to all Cloakrooms
- Contemporary skirting and architrave with continuous single groove finished in eggshell
- Cloarkrooms feature a dropped ceiling with lighting
- Wardrobes fitted to bedrooms one and two with full height sliding paneled doors unless a dressing room which will include aluminum hanging system and shelving

HEATING AND PLUMBING:

- Fully automated and programmable heating and hot water system using air source heat pumps.
- (Pressurised hot water system with secondary electric immersion heating element)
- Underfloor heating to the ground floor with individual room stats
- Radiators with thermostatic valves elsewhere.
- Ladder style towel rails to all Bathrooms and Shower rooms

ELECTRICAL INSTALLATION.

- Black Nickel screw plates to sockets & switches throughout including shaver points
- Dimmable switches to Living room & kitchen
- Astro Minima recessed LED spot lights in white to kitchens, bathrooms, utility, hallway and landings also dressing area master bedrooms. Pendants to all other rooms
- Two way lights to master bedroom pendant
- Satellite cabling to allow for sky distribution to lounge and all bedrooms
- Door bell with chime
- LED strip lights behind bathroom mirrors
- LED strip to be fitted to ceiling detail to WC

SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detectors to all floors
- Spur to allow for wireless alarm system
- External front door PAS 24
- 10 years new home warranty
- Double glazed UPVC windows and doors

OUTSIDE

- Traditional brick and block construction
- Landscaped gardens front and rear
- Porcelain patios and paths
- External lighting front and rear
- Electric car charging point
- Outdoor tap
- Car barns with additional parking to each plot
- Close boarded fence to rear gardens





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CRAFTING EXCEPTIONAL HOMES IN EXCEPTIONAL LOCATIONS

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With over 400 homes and over 30 years experience, the company has gained a widely recognised reputation for the creation of high quality residential schemes.

Dedicated to designing exclusive homes in the most sought after locations, Silver Homes' reputation is for creating impressive housing, with meticulous attention to detail.





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