

A handsome and characterful 5-bedroom detached 'Turner' family home (4,037 sq.ft.), occupying an impressive ½ acre plot, while conveniently situated for nearby schools, village centre, mainline station and easy road access to the A/M23.



Tylers, Tylers Green, Cuckfield, West Sussex RH17 5EA

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Tylers,
Tylers Green,
Cuckfield,
West Sussex
RH17 5EA

This uniquely designed family home offers versatile living space throughout including a sizeable extension to the rear in 2012 creating a stunning, modern kitchen/dining/family room and separate utility/laundry. This fine property also boasts five bedrooms, four reception rooms (including a large first floor snug) and three bath/shower rooms. The property is also ideally positioned on the edge of Cuckfield village yet close to its village centre.

the house...

- Substantial detached family home (4,037 sq.ft./375 sq.m.) with versatile living space and generous room sizes throughout.
- Large reception hall with fireplace. Living room with character fireplace and inset wood-burning stove.
- Extended in 2012 to provide a bespoke kitchen/dining/family room with walk-in larder and bi-folding doors to garden.
- Separate utility/laundry. Ground floor cloakroom.
- Ground floor office with built-in book shelving. Separate study with woodblock floor.
- Master bedroom suite with fitted wardrobes, walk-in wardrobe and en-suite.
- Four further bedrooms (two with fitted wardrobes).
- Versatile first-floor reception room currently used as snug/playroom.
- Two first floor bathrooms both with a separate shower.
- EPC Rating: C. Council Tax Band: G.

outside and gardens...

- Convenient location close to village centre and nearby schools.
- Private entrance with double electric timber gates (installed 2021).
- Sweeping private driveway providing parking for several vehicles.
- Large, lawned front garden with a variety of trees and hedging.
- Double garage (19'7 x 16'1) with pitched roof.
- High degree of privacy and seclusion.
- Beautifully landscaped rear gardens enjoying a non-overlooked aspect.
- Substantial, raised and balconied decked terrace spanning entire rear of house.
- Overall plot of approx. 0.5 acre.





in more detail...

An imposing, handsome 5-BEDROOM DETACHED (4,037 sq.ft.) 'Turner' family home built in 1931, set on a SECLUDED PLOT OF ½ an ACRE. The house has been EXTENDED over the years, initially in the 1960s/70s and more recently in 2012 to provide a superb kitchen/dining/family room by Design Interiors, creating a central and modern heart to the home along with a separate and sizeable utility/laundry. The current owners, in residence for the past 19 years, have lovingly maintained and enlarged the property, offering flexible and versatile living space over two floors, while retaining a great deal of its ORIGINAL CHARM AND CHARACTER. It also benefits from being recently hard-wired for wi-fi in addition to having been entirely re-roofed in 2021.

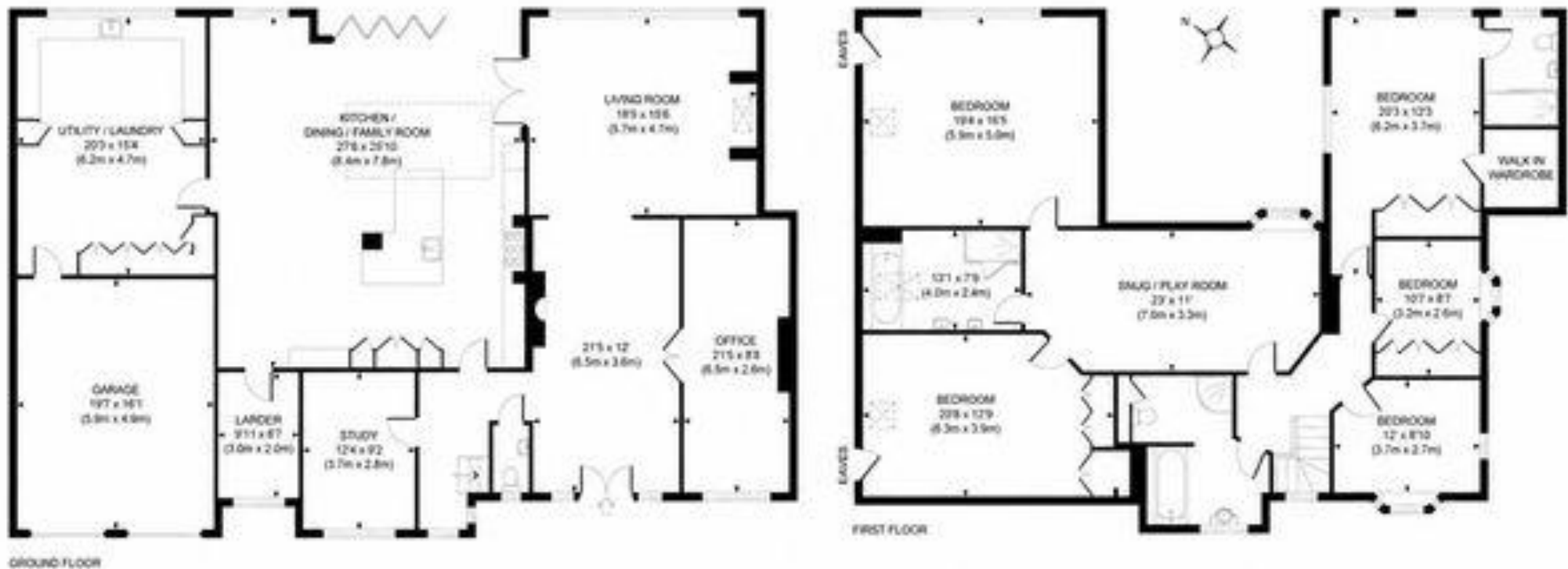
The well-arranged living accommodation with generous room sizes briefly comprises: a large RECEPTION HALL with brick fireplace, beamed ceiling and solid herringbone woodblock flooring; LIVING ROOM with inglenook-style fireplace and inset wood-burning stove, solid wood flooring and sliding full-width patio doors to outside with further double doors opening to; KITCHEN/DINING/FAMILY ROOM (27'6 x 25'10) complete with fitted bespoke wall and base units, built-in appliances and an impressive central island equipped with cupboards drawers and sink, glass roof lantern and bi-folding doors to the external raised decked terrace. In addition is a WALK-IN LARDER and a further door into a separate UTILITY/LAUNDRY (20'3 x 15'4) with sink, fitted cupboards and door into DOUBLE GARAGE. A generous OFFICE has built-in book shelving/storage and sits to the front of the property along with a separate STUDY, again to the front, with woodblock herringbone flooring. To complete the ground floor is a CLOAKROOM/WC.

Stairs from an INNER HALL rise to the FIRST FLOOR where there is a MASTER BEDROOM SUITE with built-in wardrobes, an en-suite shower room and a walk-in wardrobe. There are FOUR FURTHER BEDROOMS (two with built-in wardrobes) and TWO BATHROOMS both of which have a separate shower. An additional large reception room, currently used as a SNUG/PLAYROOM, spans bedrooms 2 and 3, and offers a variety of uses.



the floorplan...

Approximate Gross Internal Area
4037 sq ft / 375.1 sq m



Consumer Protection from Unfair Trading Regulations 2008. We have not assessed 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...

The property is situated in a leafy, landscaped plot of ½ an acre, with a sweeping PRIVATE DRIVEWAY and newly fitted electric timber double gates to its entrance, providing ample and secure parking for several vehicles.

DOUBLE GARAGE (19'7 x 16'1) with twin doors, pitched roof and internal access to house. FRONT AREA OF GARDEN being laid to lawn with plant borders, beds and a variety of trees and hedging, side access gate leading around to an impressive REAR GARDEN enjoying a sunny, non-overlooked aspect with well-tended areas of lawn along with plant and shrub borders and well-established trees.

Adjoining the house to the rear, is an impressive, RAISED AND BALCONIED DECKED TERRACE enjoying a delightful outlook over the rear garden, ideal for alfresco dining and entertaining.



worth bearing in mind...

Properties such as this seldom become available within the village, particularly enjoying an impressively sized plot in a highly sought-after location.

‘Tylers’ presently offers much improved accommodation, yet still lends significant scope to further extend to the rear (STPP), making a superb long-term purchase, ideal for a growing family and/or multi-generational living.

An early inspection highly recommended to avoid disappointment.



the location...

'Tyler's' occupies an elevated plot off Broad Street on the eastern side of Cuckfield village, approximately one mile from Haywards Heath town centre with its comprehensive range of shopping facilities, restaurants and mainline railway station.

Cuckfield village, with its picturesque High Street, offers something for all ages with regular food markets, niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa with its Michelin Star restaurant, the Rose & Crown fine dining pub/restaurant and the Talbot gastro-pub.

There are two highly regarded schools: Holy Trinity Primary School and Warden Park Secondary Academy School. There are numerous parent/toddler groups, nurseries, a medical centre, several sports clubs including tennis, cricket, football, rugby and golf and there is a flourishing social scene with many active clubs and societies as well as a busy social calendar including the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

The village is surrounded by glorious countryside with outstanding views towards the South Downs interspersed with footpaths and bridleways. A short pathway, via Blunts Wood, gives pedestrian and cycling access into Haywards Heath making it ideal for commuters using the train to London.



schools...

Holy Trinity Primary (0.8 miles).
Warden Park Secondary Academy (0.6 miles).
Ardingly College (4.2 miles).
Hurst College (5.3 miles).
Handcross Park School (6.1 miles).
Great Walstead School (4.3 miles).
Burgess Hill Girls School (3.8 miles).

stations...

Haywards Heath (1.3 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

There are alternative stations at nearby Balcombe (4.3 miles) and Three Bridges (10 miles) with fast access to London Bridge.

road links...

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately one mile to the north giving swift access to Brighton, Gatwick Airport and the M25 onto the wider motorway network.

more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947