



**MANSELL
McTAGGART**
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2 Christina Cottages, Ardingly Road, Cuckfield RH17 5HF



A delightful and deceptively spacious 4-BEDROOM, EXTENDED, SEMI-DETACHED COTTAGE, built, we believe, in 1930 and situated within a highly sought-after part of the village, walking distance to the highly regarded primary and secondary schools as well as the village centre. The property benefits from a PRIVATE DRIVEWAY for two vehicles with EV CHARGING along with a generously sized non-overlooked rear garden.

Having been subject to MODERNISATION and a SIGNIFICANT 2-STOREY EXTENSION by the current owners some 17 years ago, this lovely cottage offers versatile and sizeable family living blending modern comfort with character. Within the heart of the cottage is an architect-designed central atrium featuring a glass roof lantern allowing an abundance of natural light to flood through both floors creating a pleasant, bright and airy feel.



The accommodation in brief comprises: an ENCLOSED PORCH opening into an ENTRANCE LOBBY. To one side is a STUDY, forming part of the side extension, whilst to the other is a versatile room enjoying an open fireplace, currently used as a DINING ROOM. A door from here opens into the superb open plan LIVING ROOM/KITCHEN/BREAKFAST/FAMILY ROOM forming the heart of the house whilst incorporating the rear extension.

A comprehensively fitted KITCHEN finished in white fronted cabinetry is complemented with black marbled granite worksurfaces and integrated with an eye-level double-electric oven and dishwasher. Further, is a co-ordinating central island with a built-in gas hob and extractor above extending to a breakfast area ideal for high seating. Alongside is a spacious FAMILY AREA extending into a LIVING ROOM AREA. Three Velux roof windows and two sets of patio doors positioned to the far end of this vast open plan room lead out to the garden. An INNER HALL gives access to a CLOAKROOM/WC, UTILITY ROOM with fitted cupboards along with space/plumbing for a washing machine. Additionally, is an understairs cupboard and a double opening coat/broom cupboard.

Stairs from the entrance lobby rise to the spacious and light-filled FIRST FLOOR GALLERIED LANDING where there are FOUR GENEROUS BEDROOMS. The PRINCIPAL to the rear enjoys a Juliet balcony and an EN-SUITE SHOWER ROOM featuring an integrated sound system and underfloor heating. BEDROOM 2, to the front, benefits from a small room off, ideal as a walk-in-wardrobe. A large family BATHROOM is equipped with a modern freestanding bath and separate shower enclosure, also fitted with an integrated sound system and underfloor heating. BEDROOM 3, to the rear, benefits from a connecting door to the principal bedroom, ideal as a nursery. BEDROOM 4 forms part of the side extension enjoying both Dormer and Velux windows.

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OUTSIDE

To the front is a gravelled PRIVATE DRIVEWAY with parking for two vehicles benefitting from an EV CHARGING POINT and gated side access to the rear garden.

The REAR GARDEN is generously sized with a large, paved patio adjoining the sitting room and kitchen via two sets of patio doors. An expanse of level lawn lies beyond interspersed with specimen trees to include a pear, plum and beech. A large TIMBER WORKSHOP/SHED is complete with light and electricity. Being fully enclosed, this excellent garden offers a high degree of privacy and seclusion.

Further benefits include: gas-fired central heating to radiators (boiler in loft), uPVC double glazed windows, solid woodblock flooring to rear sitting/family rooms and oak glazed doors to the ground floor. The property also enjoys a central village location within walking distance of the highly regarded schools and nurseries along with easy road access to the A/M23.

Council Tax band: C

Tenure: Freehold

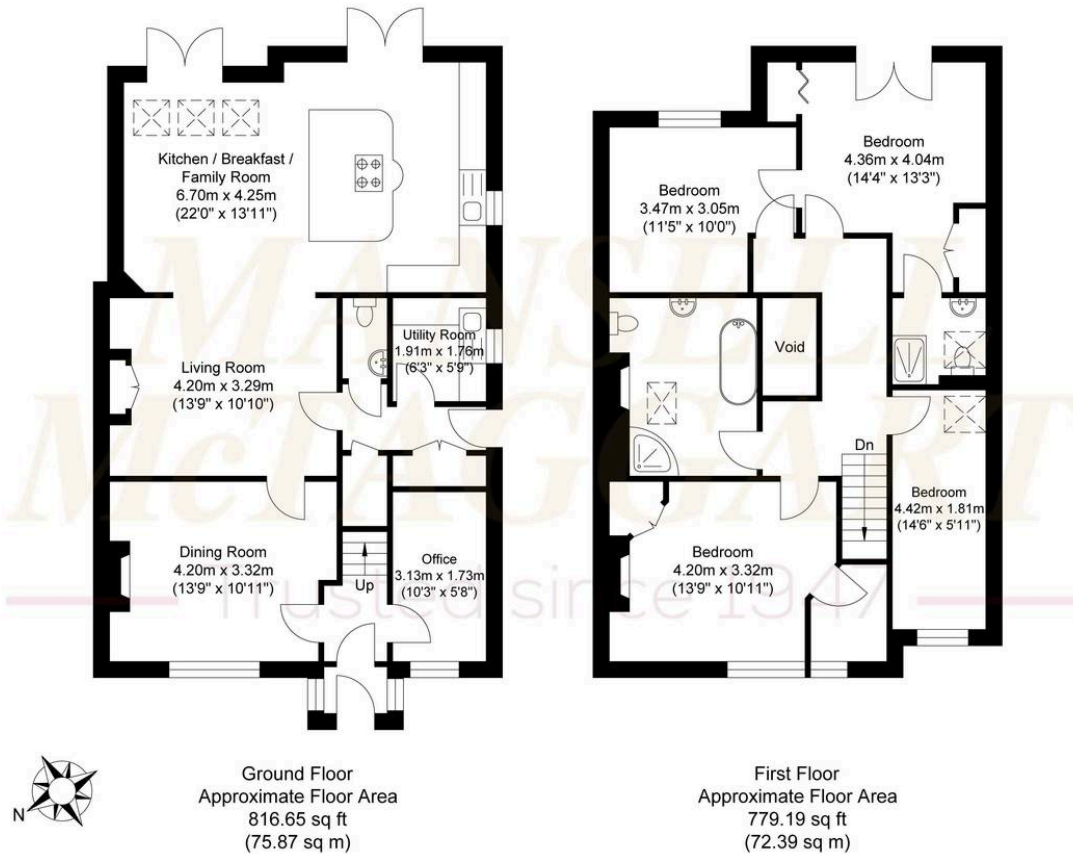


- 4-BEDROOM MODERNISED & EXTENDED SEMI-DETACHED 1930s COTTAGE.
- CENTRAL VILLAGE LOCATION WITHIN WALKING DISTANCE OF NEARBY SCHOOLS.
- VERSATILE ACCOMMODATION WITH GENEROUS ROOM SIZES.
- DINING ROOM TO FRONT WITH OPEN FIREPLACE.
- IMPRESSIVE OPEN-PLAN LIVING ROOM/KITCHEN/BREAKFAST/FAMILY ROOM. SEPARATE STUDY.
- FAMILY BATHROOM & EN-SUITE TO PRINCIPAL BEDROOM.
- PRIVATE DRIVEWAY WITH EV CHARGING POINT.
- ENCLOSED REAR GARDEN WITH PATIO & LARGE TIMBER WORKSHOP/SHED.
- EPC RATING: C.
- COUNCIL TAX BAND: C.



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Approximate Gross Internal Area = 148.26 sq m / 1595.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Cuckfield

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