



Well Cottage

OCKENDEN LANE | CUCKFIELD | WEST SUSSEX | RH17 5LD

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Situation

A rare opportunity to purchase a beautifully maintained and well appointed family house set in walled gardens in a superb central yet private location within the conservation area

Cuckfield is a vibrant village with a bustling High Street including a convenience store/post office, hotel with spa, a selection of public houses, village shops, petrol station and medical centre. The larger town of Haywards Heath with its mainline train station and more comprehensive array of shopping, restaurants and bars is a short drive away. There are also a range of revered state and private schools locally.

Set in a tranquil and private location surrounded by beautifully tended, quintessential English country gardens, this well appointed family house is centrally positioned tucked away just off the High Street with all the amenities on its doorstep. The sizable and light kitchen/breakfast/family room has become the hub of the house, wonderfully light encompassing vaulted ceilings and bi-fold doors opening out onto the glorious gardens. A range of luxury appliances sit within the kitchen and the utility room provides further space. Two reception rooms accessed via the reception hall include a well proportioned drawing room with focal wood burning stove and a delightful sitting room. It should be noted that there is underfloor heating throughout the property. Stairs lead to the first floor landing where 4 double bedrooms are spaciouly arranged serviced by a separate bathroom and shower room. The principal bedroom suite benefits from a wall of fitted wardrobes, en-suite bathroom and a south facing 'Juliet' balcony with a beautiful vista looking out towards the church spire. Bedroom 2 also benefits from an en-suite shower room.

The beautifully laid out, partly walled gardens, have an east, south and west aspect. They are a calm oasis in the heart of the village with access through a garden door to the Cuckfield Recreation Ground and to open countryside beyond. The gardens are very well stocked with a wide range of trees, shrubs, climbers, perennials and bulbs. Parking is plentiful with a sizable shingle driveway at the front of the property also providing access to the integral garage.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset stainless steel sink and drainer
- » Inset 'Siemens' twin electric induction hob
- » Inset 'Siemens' twin gas hob
- » Extractor fan over
- » Integrated 'Siemens' electric combination oven and grill
- » Integrated 'Siemens' warming drawer



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator



Principle Bedroom En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite with concealed entrance
- » Wash hand basin
- » Heated ladder style towel radiator

Bedroom 2 En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator

Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



Specification

- » Worcester gas fired boiler located in the garage
- » Underfloor heating throughout the whole of the property
- » Private quintessential English country gardens with gate opening out onto Cuckfield Park
- » Integral garage with electric up and over door
- » Parking for several cars on the shingle driveway
- » A stone's throw from the High Street



External

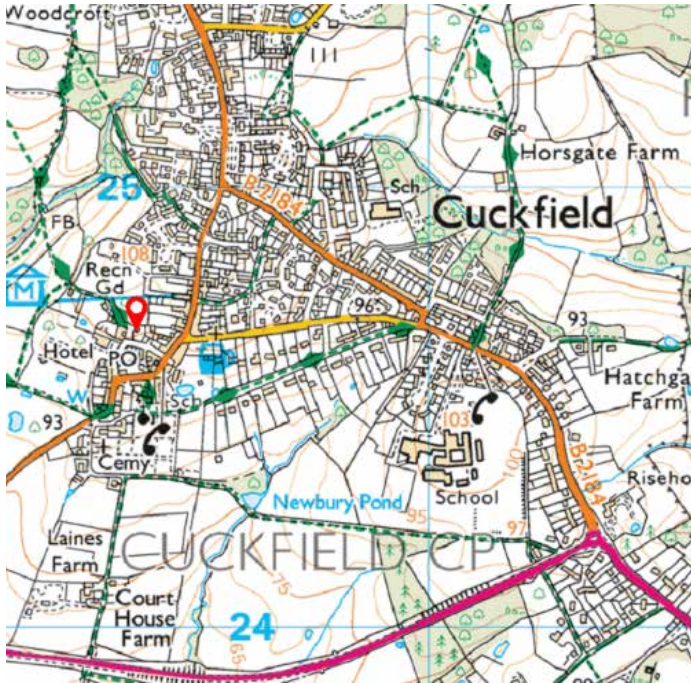
The property is approached over a wide shingle driveway with parking for several cars and access to the attached garage. Side access to the rear wrap around garden is via a timber gate. The garden is part walled with a gate leading out onto the beautiful and extensive Cuckfield Park. Comprising areas of lawn, terrace and shingle seating areas, the garden is linked via paved paths with sunken and raised brick beds housing mature shrubs and a range of plants and flowers. Specimen trees of all ages and sizes are interspersed throughout the gardens.



Agents Notes

Photos taken – June 2023





Transport Links: Well Cottage

Haywards Heath Train Station	approx. 2.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 16 miles
Gatwick Airport	approx. 12 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Ockenden Lane, Cuckfield, RH17 5LD

Approximate Gross Internal Area = 243.9 sq m / 2625 sq ft

Shed = 5.9 sq m / 63 sq ft

Total = 249.8 sq m / 2688 sq ft
(Including Garage / Excluding Eaves)

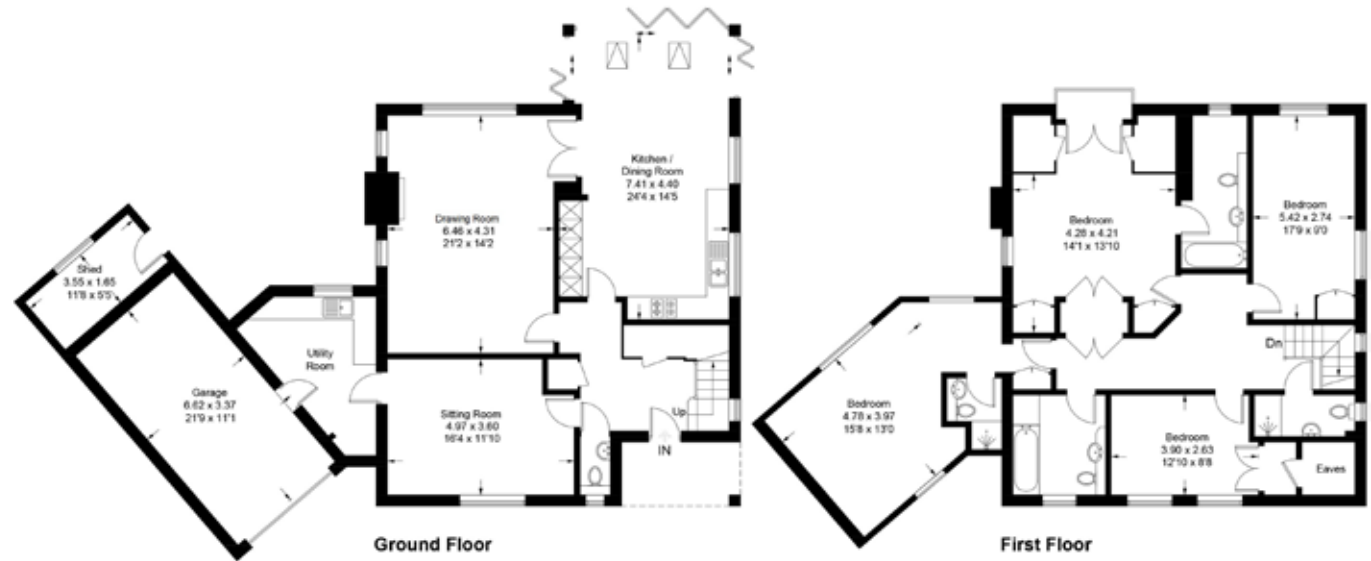


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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