

A truly charming Grade II Listed semi-detached period cottage on a circa ½ acre plot, set amongst beautiful gardens with splendid, elevated countryside views. Situated in a sought-after quiet country lane on the periphery of Cuckfield with swift access to the A/M23.



Cleavers Cottage South, Cleavers Lane, Cuckfield, West Sussex.
RH17 5HZ

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



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This delightful cottage, having been sympathetically extended and refurbished in former years, has more recently undergone a further renovation programme by the current owners to include an extension, whilst all finished to a particularly high standard. The property provides a versatile and functional layout perfect for modern day living whilst blending characterful period charm. A further and particular feature of this beautiful country home is its extensive, splendid garden which enjoys serene and far-reaching countryside views.

the house...

- 3-BEDROOM EXTENDED GRADE II LISTED PERIOD SEMI-DETACHED COTTAGE ON CIRCA 0.5 ACRE PLOT.
- BEAUTIFULLY RENOVATED, EXTENDED & RECONFIGURED TO GROUND FLOOR.
- CHARMING SITTING ROOM WITH WOODBURNING STOVE.
- ULTRA MODERN BESPOKE COUNTRY-STYLE KITCHEN/ DINING ROOM WITH PATIO DOORS.
- STUDY/PLAYROOM WITH PATIO DOORS.
- GROUND FLOOR SHOWER ROOM.
- PRINCIPAL BEDROOM WITH DRESSING ROOM/NURSERY.
- 2-FURTHER FIRST FLOOR BEDROOMS.
- FIRST FLOOR FAMILY BATHROOM.
- EPC RATING: D. COUNCIL TAX BAND: F.

benefits include...

- QUIET COUNTRY LANE ON PERIPHERY OF CUCKFIELD.
- SPLENDID PANORAMIC VIEWS.
- WEALTH OF CHARM WITH PERIOD FEATURES.
- SCOPE TO FURTHER ENLARGE (STPP).
- GENEROUS ROOM SIZES THROUGHOUT.
- AIR-SOURCE HEAT PUMP (INSTALLED 2020) WITH FINANCIAL REBATE FROM GRID.
- HIGH-END CUSTOM-MADE ALUMINIUM-FRAMED REPLACEMENT LEADED WINDOWS/PATIO DOORS.
- SWIFT & EASY ROAD ACCESS TO A/M23.
- CLOSE DRIVING PROXIMITY TO HIGHLY REGARDED SCHOOLS.

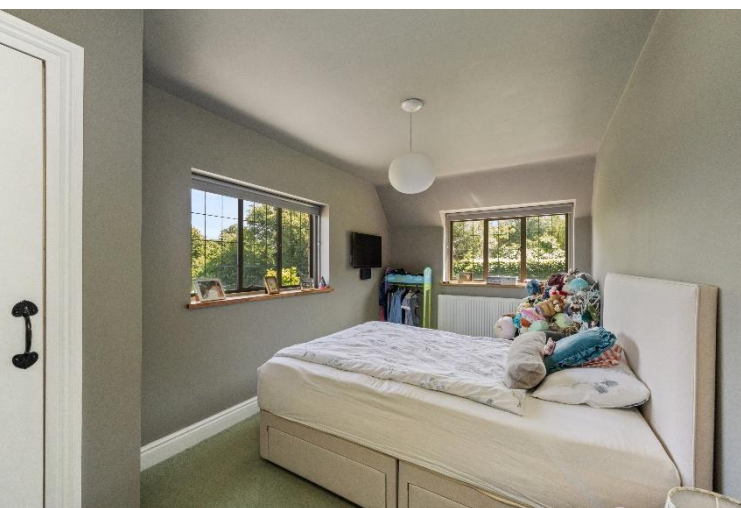
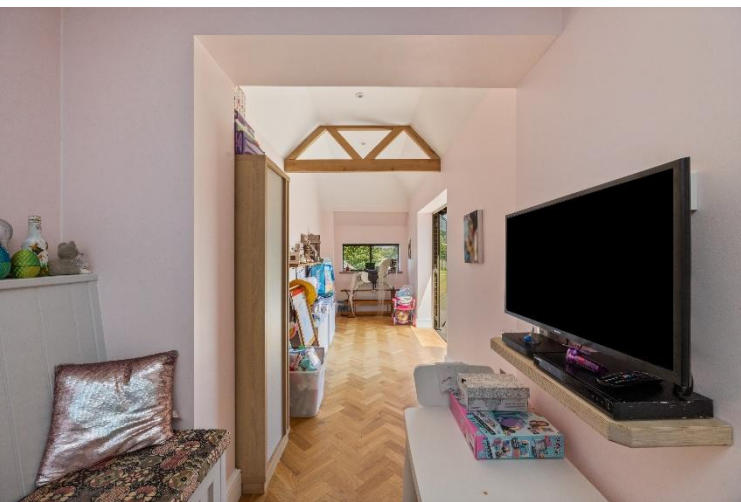
see more on page 5

the gardens...

- STUNNING GARDENS WITHIN A CIRCA 0.5 ACRE PLOT.
- LARGE PRIVATE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES.
- DETACHED DOUBLE GARAGE WITH PLANNING TO RE-DEVELOP INTO DWELLING ABOVE.
- GLORIOUS SOUTH-FACING LANDSCAPED GARDEN WITH SPLENDID UNINTERRUPTED COUNTRY VIEWS.
- VARIOUS PATIO AREAS IDEAL FOR ALFRESCO DINING.
- HIGH DEGREE OF PRIVACY & QUIET SECLUSION.

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in more detail...

This most idyllic and characterful 3-BEDROOM GRADE II LISTED SEMI-DETACHED PERIOD COTTAGE (1,600 sq.ft), is set on an impressive ½ ACRE PLOT (approx.) amid beautiful, landscaped gardens, whilst enjoying the most spectacular far-reaching countryside views. Located in a tranquil country lane on the periphery of Cuckfield village, the property, with the oldest section of the cottage dating back, we believe, to the 1600s, was once a small farm forming part of the Borde Hill Estate and later split into two cottages in the 1800s for farm labourers of the Estate.

During the 1980s, the property was subject to modernisation and extension by the previous owners, and more recently, has undergone a FURTHER RENOVATION PROJECT TO A VERY HIGH STANDARD by the current owners retaining many of its original features. This immensely charming cottage with its remodelled configuration to the ground floor now provides functional and versatile family accommodation perfect for modern day living yet blending an abundance of period charm. The property offers further SCOPE FOR EXTENSION (STPP) with planning permission already granted to redevelop/extend the DETACHED DOUBLE GARAGE to provide habitable accommodation above.

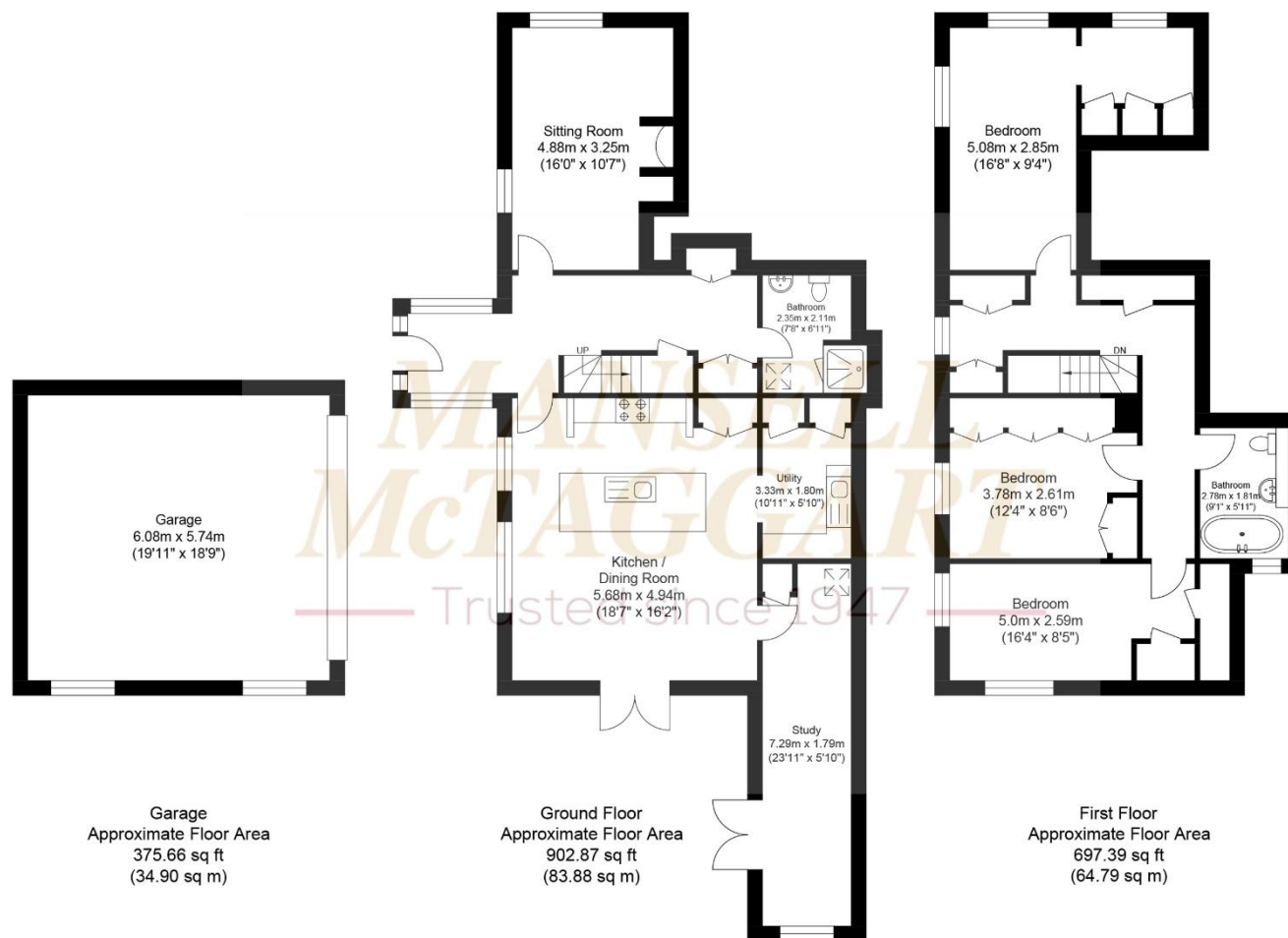
The accommodation in brief comprises an enclosed, glazed, oak-framed ENTRANCE PORCH into ENTRANCE HALL with bespoke fitted cupboards/drawers and understairs cupboard. A charming double aspect SITTING ROOM with woodburning stove inset to chimney breast features a beautiful, original oak mantel. A GROUND FLOOR SHOWER ROOM positioned off the hall is equipped with a corner shower enclosure, WC and basin inset to cabinetry. The beautifully appointed country-style KITCHEN/DINING ROOM has a contemporary feel and forms the heart of the house with bespoke 'Neptune' cabinetry to include an impressive island inset with a Butler style sink, integrated Miele electric oven and storage. Further base units are recessed to chimney breast with integrated induction hob. A full-height double-opening fitted cupboard to the far wall provides ample storage and freestanding fridge space with additional space for main upright fridge/freezer. The DINING AREA has patio doors to the garden and accommodates a large dining table and chairs, complete with custom-built L-shaped Banquette seating. Off the kitchen is a UTILITY ROOM with bespoke cabinetry to include two large pantry cupboards, a wide Butler-style sink and spaces for washing machine and tumble dryer. Additionally, off the kitchen, is a superb double aspect STUDY/PLAYROOM with patio doors to garden, Velux roof window and fitted custom-built Banquette seating.

To the FIRST FLOOR are THREE BEDROOMS and a FAMILY BATHROOM. The PRINCIPAL BEDROOM features original exposed beams to its walls and ceilings with a FURTHER SMALL ROOM OFF with window and fitted wardrobe cupboards, ideal as a dressing room or nursery. BEDROOM 2, being double aspect has a fitted wardrobe and enjoys spectacular far-reaching countryside views from its easterly elevation. BEDROOM 3 benefits from extensive fitted wardrobing and views across the garden's southerly aspect. All bedrooms are served by the FAMILY BATHROOM with shower over bath, WC and basin inset to cabinetry.



The floorplan...

Cleavers Lane



Approximate Gross Internal Area (Excluding Garage) = 148.67 sq m / 1600.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

A PRIVATE DRIVEWAY provides parking for several vehicles alongside a DOUBLE GARAGE (20'5 x 18'9) with remote-controlled door, power and light (with planning granted to redevelop). A 5-bar timber gate opens into the garden with a separate pedestrian gate and pretty cottage-style bedding borders lining pathway to front door.

THE SOUTH and EAST FACING GARDENS ARE A PARTICULAR FEATURE OF THE PROPERTY having been beautifully landscaped with an extensive manicured lawn, specimen trees and shrub borders. Uninterrupted easterly countryside views add to the serenity of this peaceful garden all of which can be appreciated from various patio areas, ideal for alfresco dining and entertaining, whilst enjoying a high degree of privacy and seclusion. Additionally, all is fully enclosed with rail and post fencing with wire infill as well as hedgerow to the southern boundary.

Overall plot approximately 0.5 acres.



worth bearing in mind...

Properties such as this seldom become available within Cuckfield, particularly those that enjoy such an impressively sized plot with glorious gardens in an idyllic location.



the location...

The cottage occupies a private, tucked away position off Cleavers Lane while situated approximately 1-mile west of the village of Cuckfield. Surrounded by open fields and countryside, a network of footpaths and bridleways can be accessed from the cottage to enjoy and explore the High Weald Area of Outstanding Natural Beauty linking with neighbouring districts.

Cuckfield offers a picturesque High Street with many niche speciality shops and a wealth of eateries including The Ockenden Manor Hotel & Spa. The village also boasts two highly regarded schools: the Holy Trinity Primary School and Warden Park Secondary Academy. Various sports clubs include tennis, cricket, football, rugby and golf situated on the northern fringes of the village at Whitemans Green as well as a flourishing social scene with various clubs and societies.

Haywards Heath mainline railway station (3.9 miles distant) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A/M23, which lies 2.2 miles to the west at Warninglid.



schools...

Holy Trinity Primary School, Cuckfield (1.9 miles).
Bolney County Primary School (4.7 miles).
Warden Park Secondary Academy, Cuckfield (2.2 miles) for which a school bus runs locally.

nearby independent schools...

Handcross Park School (4.4 miles), Ardingly College (5.3 miles), Burgess Hill Girls School (6.5 miles), Hurstpierpoint College (8.8 miles) and Worth School (7.6 miles).

stations...

Haywards Heath (3.9 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (4.3 miles).

Three Bridges (9.6 miles).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

For more details from Mansell McTaggart...

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