

*A truly special 5-bedroom character cottage, with a large, private, rear sun terrace, offering unique and versatile accommodation spanning 3-floors, conveniently situated within the heart of the picturesque village of Cuckfield forming part of the conservation area.*



April Cottage, 4 Church Street, Cuckfield, West Sussex RH17 5JZ

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







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4 Church Street,  
Cuckfield,  
West Sussex  
RH17 5JZ

*Believed to date back to the late 1800s, 'April Cottage' is a significant and truly unique, 5-bedroom, 2-reception room home of (1,927 sq.ft.), which has been subject to sympathetic refurbishment and renovation, offering versatile and exquisitely decorated accommodation throughout, while favourably positioned in the historic heart of Cuckfield village.*

## *the house...*

- RARELY AVAILABLE 5-DOUBLE BEDROOM CENTRAL VILLAGE VICTORIAN FAMILY RESIDENCE OF IMMENSE CHARACTER & CHARM WITH A NON-GRADE II LISTED STATUS.
- VERSATILE ACCOMMODATION OVER 3 FLOORS (1,927 SQ.FT.).
- WEALTH OF PERIOD FEATURES BOTH ORIGINAL & REPRODUCTION.
- STUNNING 23' FREESTANDING ANTIQUE KITCHEN WITH BREAKFAST AREA & OPEN FIREPLACE.
- IMPRESSIVE 23' SITTING ROOM WITH WOODBURNER & TWIN FRENCH-STYLE DOORS.
- BESPOKE LEAN-TO STYLE CONSERVATORY/DINING ROOM SPANNING REAR WITH BI-FOLDING DOORS TO OUTDOOR TERRACE.
- SEPARATE UTILITY ROOM WITH RE-FITTED CLOAKROOM/WC OFF.
- THREE DOUBLE BEDROOMS & FAMILY BATHROOM TO FIRST FLOOR.
- PRINCIPAL BEDROOM, FURTHER DOUBLE BEDROOM & SHOWER ROOM TO SECOND FLOOR.
- GAS FIRED CENTRAL HEATING.
- EPC RATING: D. COUNCIL TAX BAND: E.

## *outside and gardens...*

- STUNNING REAR VIEWS OVER HISTORICAL & MATURE GARDENS.
- REAR PAVED COTTAGE-STYLE OUTDOOR TERRACE EXTENDING TO WIDTH OF PROPERTY.
- HIGH DEGREE OF PRIVACY & SECLUSION.
- CENTRAL VILLAGE LOCATION WITHIN CONSERVATION AREA.

see more on page 7









## *in more detail...*

Mansell McTaggart are delighted to bring to the market one of Cuckfield's finest of cottages, dating back to the Victorian period whilst positioned in a highly desirable setting within the HISTORIC HEART of this beautiful quintessential village.

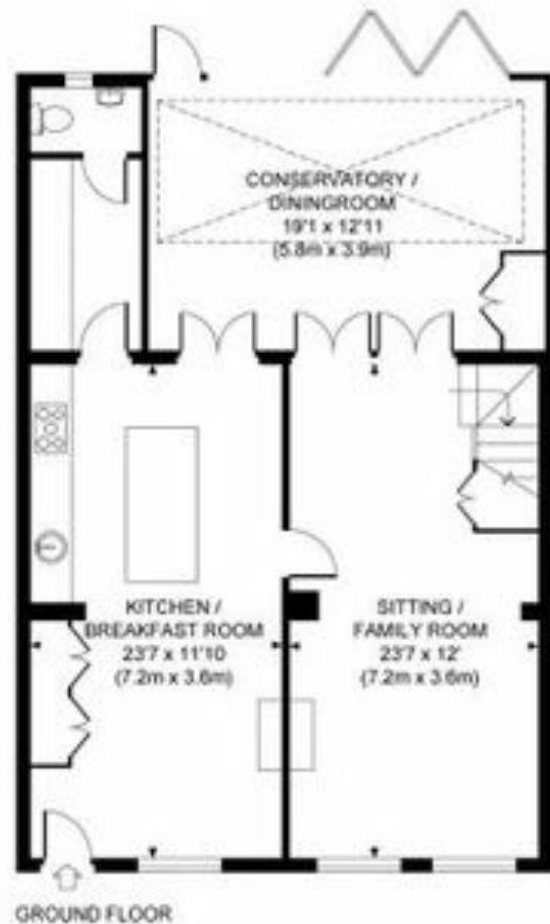
'April Cottage' is an IMPOSING 5-DOUBLE BEDROOM, 2-RECEPTION ROOM HOME of (1,927 sq.ft.), having previously been subject to SYMPATHETIC REFURBISHMENT and RENOVATION, while more recently by the present owners, has undergone a further programme of 'period-style' refurbishment along with extensive redecoration complementing its era, creating a significantly enhanced interior to the finest of detail. This impressive family home has been featured in several national magazines/publications over time and newly showcased in this year's Period Living Magazine (January issue).

Spanning THREE FLOORS, the accommodation briefly comprises: Entrance door into a spacious and welcoming RECEPTION/BREAKFAST AREA with Victorian cast iron fireplace running through to a beautifully appointed, bespoke, free-standing kitchen comprising antique pieces. An eye-catching period sink takes pride of place against a characterful, exposed-brick feature wall and sits alongside an ornate Range-style cooker. Stepping slightly down is a UTILITY ROOM with spaces for freestanding appliances and secondary sink with a CLOAKROOM/WC beyond refitted with high-end 'Thomas Crapper' sanitaryware. A beautiful SITTING/FAMILY ROOM features a fireplace inset with a 'Morso' woodburning stove, twin sash windows to front aspect, with understairs cupboards, impressive dual side-by-side French-style doors through to a significant and stunning CONSERVATORY/DINING ROOM with underfloor heating and bi-folding doors extending its entire width opening onto a lovely, sunny and private cottage-style paved terrace.

To the FIRST FLOOR are 3 WELL-PROPORTIONED DOUBLE BEDROOMS and a FAMILY BATHROOM equipped with a white period-style suite with shower over bath. TO THE SECOND FLOOR are 2 FURTHER DOUBLE BEDROOMS to include the PRINCIPAL BEDROOM with vaulted ceiling, exposed timbers, dressing area and adjacent SHOWER ROOM where lovely rooftop views can be enjoyed.



## the floorplan...



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Approximate Gross Internal Area  
1927 sq ft / 179.0 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...

On-street parking is available opposite the property, while to the rear, is an exceptionally charming and peaceful, leafy COTTAGE STYLE PAVED and SUNNY TERRACE spanning the property's width whilst providing great privacy and seclusion.

**Benefits to the property include:** gas-fired central heating to radiators, original as well as characterful reproduction features such as stripped wooden floorboards, Victorian fireplaces, sash windows, shuttered windows and doors to various rooms, characterful 'Floors of Stone' terracotta tiling to kitchen/breakfast room and utility room, several cottage-style ledge and brace internal doors with ironmongery and lovely village views to the rear's upper floors.

## Worth bearing in mind ...

*Properties such as this seldom become available within this historic, central village location, particularly enjoying an impressive 5-bedrooms, 2 reception rooms and private rear terrace.*

*'April Cottage' offers unique, sprawling and sympathetically renovated family accommodation to a high standard, benefitting from generous room sizes throughout whilst finished in an exquisite period décor.*





## *the location...*

This historic property is situated in a tucked away spot just off the High Street in the heart of central Cuckfield. The picturesque village High Street is virtually on your doorstep and offers a traditional and varied range of shops, boutiques, pubs, restaurants as well as regular food markets and the highly acclaimed Ockenden Hotel and Spa.

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.

Haywards Heath (1.5 miles distant) provides a more extensive range of shops, stores, restaurants, cafes and bars as well as the mainline railway station and a state-of-the-art leisure centre.

The village is surrounded by glorious countryside with outstanding views towards the South Downs interspersed with footpaths and bridleways.



## *schools...*

Holy Trinity Primary (0.2 miles).  
Warden Park Secondary Academy (0.2 miles).  
Ardingly College (4.7 miles).  
Burgess Hill Girls School (4.8 miles).  
Hurst College (5.5 miles).

***(N.B. all mileage is approximate).***

## *stations...*

Haywards Heath (2.4 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There is an alternative station at nearby Balcombe (3.8 miles) with fast access to London Bridge.

***(N.B. all mileage and times are approximate).***

## *road links...*

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately 3.7 miles to the north giving swift access to Brighton, Gatwick Airport and the M25 onto the wider motorway network.

## *more details from Mansell McTaggart...*

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