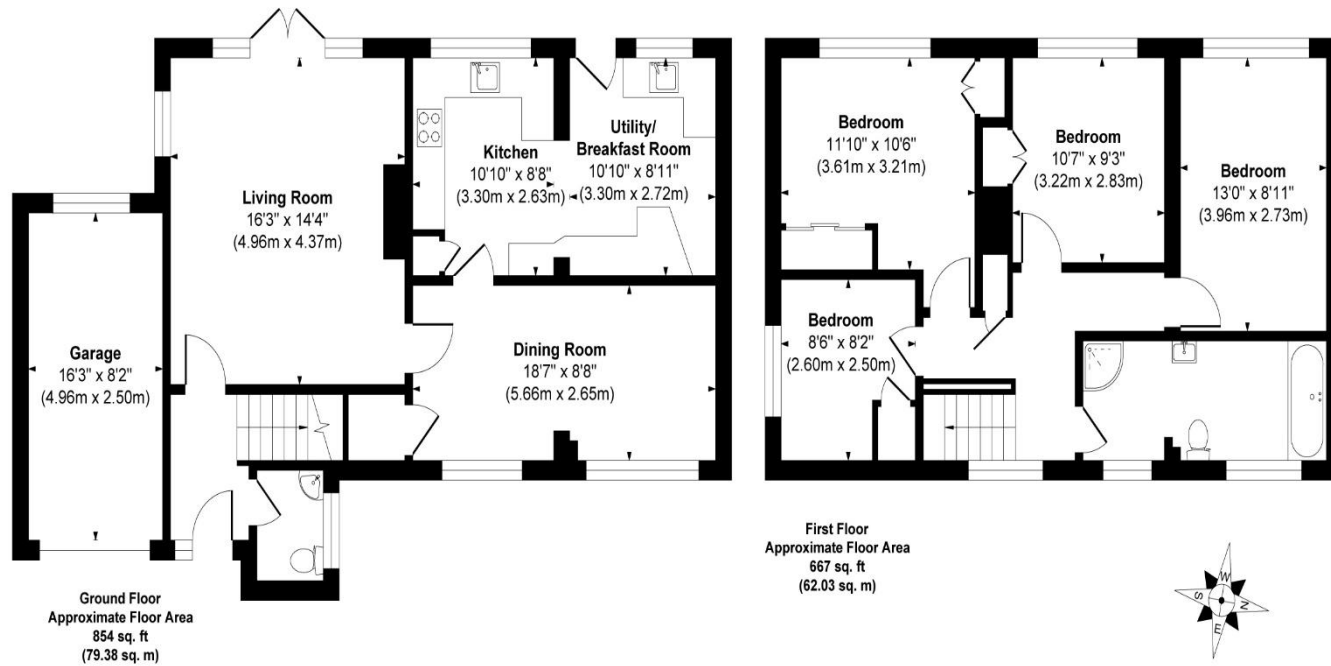


*the floorplan...*

*A superbly located 4-bedroom detached family home on a large corner plot, centrally positioned within Cuckfield and an easy walk of local schooling and village High Street.*



(Freehold)

1 Ruthven Close,  
Cuckfield,  
West Sussex.  
RH17 5HE



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*more details from...*

call: Cuckfield office: **01444 417600**

email: [cf@mansellmctaggart.co.uk](mailto:cf@mansellmctaggart.co.uk)

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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 particulars 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.

## in brief...

- Detached 4-bedroom family house on large corner plot built in the 1960s.
- Situated in a central village location within an easy walk of schools and village High Street.
- Living room with fireplace and patio doors. Separate dining room.
- Kitchen/breakfast/utility room with external access.
- Ground floor cloakroom/WC.
- Gas-fired central heating. uPVC windows and doors throughout.
- Large family bathroom (with potential to create separate en-suite).
- Well-maintained sunny WEST-FACING REAR GARDEN on a corner plot.
- Private driveway and attached single garage.
- **NO UPWARD CHAIN.**
- EPC Rating: D. Council Tax Band: F.



## in more detail...

Mansell McTaggart are delighted to offer this DECEPTIVELY SPACIOUS, 4-BEDROOM DETACHED FAMILY HOUSE built in the 1960s and EXTENDED in the late 1980s, occupying a LARGE CORNER PLOT in this rarely available SOUGHT-AFTER CUL-DE-SAC, convenient for nearby local schooling, the village High Street and within a 2½-mile drive of Haywards Heath Station.

This much-loved home has been in the same family for the past 20 years having been well-maintained and much improved during this time but offers the incoming purchaser GREAT SCOPE FOR FURTHER MODERNISATION and INTERNAL RE-CONFIGURATION (subject to the necessary building consents).

The accommodation, in brief, comprises: ENTRANCE HALL with CLOAKROOM/WC, a generously sized double-aspect LIVING ROOM with feature brick fireplace inset with gas fire and patio doors to rear garden. A further door leads into a separate, bright and airy DINING ROOM with dual windows to the front and connecting door into the KITCHEN/BREAKFAST ROOM fitted with a comprehensive range of cream-fronted wall and base units with tiled splashback and contrasting slate-effect worksurfaces. Integrated appliances include an eye-level electric double oven and gas hob with extractor canopy above. Additionally, is space and plumbing for a dishwasher. A large UTILITY ROOM, fitted with co-ordinating units, sits open to the kitchen and has external access to the garden. Ample space is on offer for an undercounter fridge as well as freezer, washing machine (with plumbing), tumble dryer and upright fridge/freezer.

From the hall, a staircase rises to the FIRST FLOOR, where there are FOUR WELL-PROPORTIONED BEDROOMS, three of which are doubles and one large single. An exceptionally large FAMILY BATHROOM with dual windows to the front is equipped with a white suite and includes a separate shower enclosure and lends itself to being split and converted into a FAMILY BATHROOM and EN-SUITE to the bedroom adjacent. To the LANDING is an airing cupboard housing the hot water cylinder with slatted shelving and a loft access hatch.

**Outside:** An attractive FRONT GARDEN is laid to lawn with well-stocked plant and shrub borders with a sloping block-paved PRIVATE DRIVEWAY alongside leading to an ATTACHED SINGLE GARAGE with light/power and up-and-over door. The sunny WEST-FACING REAR GARDEN is fully enclosed with high hedging to one side and wooden panelled fencing to rear and side. A large and level expanse of well-tended lawn has a few steps up from the patio which spans the width of the property and creates an ideal area for alfresco dining and entertaining.

**Internal inspection highly recommended.**



## the location...

The property is situated in at the mouth of this popular residential modern cul-de-sac surrounded by properties of a similar style whilst within walking distance of the Co-op supermarket, petrol station with convenience shop, village primary school and the highly regarded Warden Park Secondary Academy.

Cuckfield's picturesque High Street is also within walking proximity, offering something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa and the popular Talbot Gastro-Pub.

There are numerous sports clubs including cricket, rugby, football and tennis. There is also a flourishing social scene with many active clubs and societies as well as a busy social calendar including events such as the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

Cuckfield is surrounded by glorious countryside with outstanding views towards the South Downs and there are many footpaths providing excellent walks and bridleways linking with neighbouring districts. A short pathway, via Blunts Wood, gives pedestrian and cycling access into the nearby town of Haywards Heath with the mainline railway station being within short walking distance and providing 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 major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid.

**Schools:** Holy Trinity Primary (0.6 miles).  
Warden Park Secondary Academy (0.9 miles).

**Stations:** Haywards Heath mainline station (2.3 miles).