

A handsome and characterful 5-double bedroom detached 'Turner-style' family home of 2,674 sq.ft. occupying an impressive plot of circa 0.6 acres whilst situated in the heart of the village, convenient for all amenities including the highly regarded village schools as well as easy road access to the A/M23.



Campden, Broad Street, Cuckfield, West Sussex RH17 5LL

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ESTATE AGENTS SINCE 1947



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Broad Street,
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This beautifully designed and appointed family home offers versatile living space throughout including a two-storey extension to the front providing a porch and garage, study and utility room with bedrooms and snug above, whilst to the rear, a single-storey sunroom, all of which were completed in 2011. This fine property also boasts five double bedrooms, of which the principal enjoys its own suite, a further en-suite bedroom - another with its own snug, four reception rooms and a family bath/shower room. Additionally, the property is ideally positioned a stone's throw from Cuckfield's quintessential village High Street.

the house...

- IMPECCABLE 'TURNER-STYLE' 5-DOUBLE BEDROOM, 4-RECEPTION ROOM DETACHED HOUSE.
- SYMPATHETICALLY EXTENDED IN 2011 TO PROVIDE VERSATILE FAMILY ACCOMMODATION.
- SPACIOUS RECEPTION HALL.
- SITTING ROOM WITH CHARACTER FIREPLACE FLOWING THROUGH TO DINING ROOM.
- KITCHEN/BREAKFAST ROOM OPEN PLAN TO SUNROOM WITH MAGNIFICENT VIEWS.
- SEPARATE UTILITY/LAUNDRY ROOM. GROUND FLOOR CLOAKROOM.
- STUDY/PLAYROOM.
- MASTER BEDROOM SUITE WITH EN-SUITE BATH/SHOWER ROOM.
- GUEST BEDROOM WITH EN-SUITE SHOWER ROOM.
- THREE FURTHER DOUBLE BEDROOMS (ONE WITH A 'SNUG ROOM' OFF).
- FAMILY BATHROOM WITH FREESTANDING CLAW FOOT BATH & SEPARATE SHOWER ENCLOSURE.
- EPC RATING: C. COUNCIL TAX BAND: F.
- **NO ONWARD CHAIN.**

outside...

- SET WITHIN CONSERVATION AREA.
- LOCATED IN THE HEART OF THE VILLAGE & A SHORT WALK TO LOCAL SCHOOLING.
- SWEEPING PRIVATE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES.
- WELL-SCREENED FRONT GARDEN WITH SPECIMEN TREES, SHRUBS & HEDGING.
- ATTACHED GARAGE WITH CABLING FOR AN EV CHARGING POINT, DOUBLE-OPENING TIMBER DOORS, ELECTRICITY & LIGHT.
- PROFESSIONALLY DESIGNED & LANDSCAPED TIERED REAR GARDEN WITH SOUTHERLY ASPECT & UNINTERRUPTED VIEWS.
- PATIO TERRACE, WILDLIFE PONDS, VEGETABLE GARDEN WITH RAISED BEDS, MINI ORCHARD WITH FRUIT CAGE, TIMBER SHED, GREENHOUSE.
- OVERALL PLOT OF APPROX. 0.6 ACRES.

see more on page 7





in more detail...

A fine example of a 5-BEDROOM DETACHED 'Turner-style' home, distinct to the area and that of its archetypal design, built, we believe, in the 1950s and set on a SECLUDED PLOT OF CIRCA 0.6 of an ACRE whilst immaculately presented throughout. The property is ideally positioned a stone's throw of Cuckfield's quintessential village High Street, also convenient for the highly regarded village schooling, both primary and secondary, along with swift and easy road access to the A/M23.

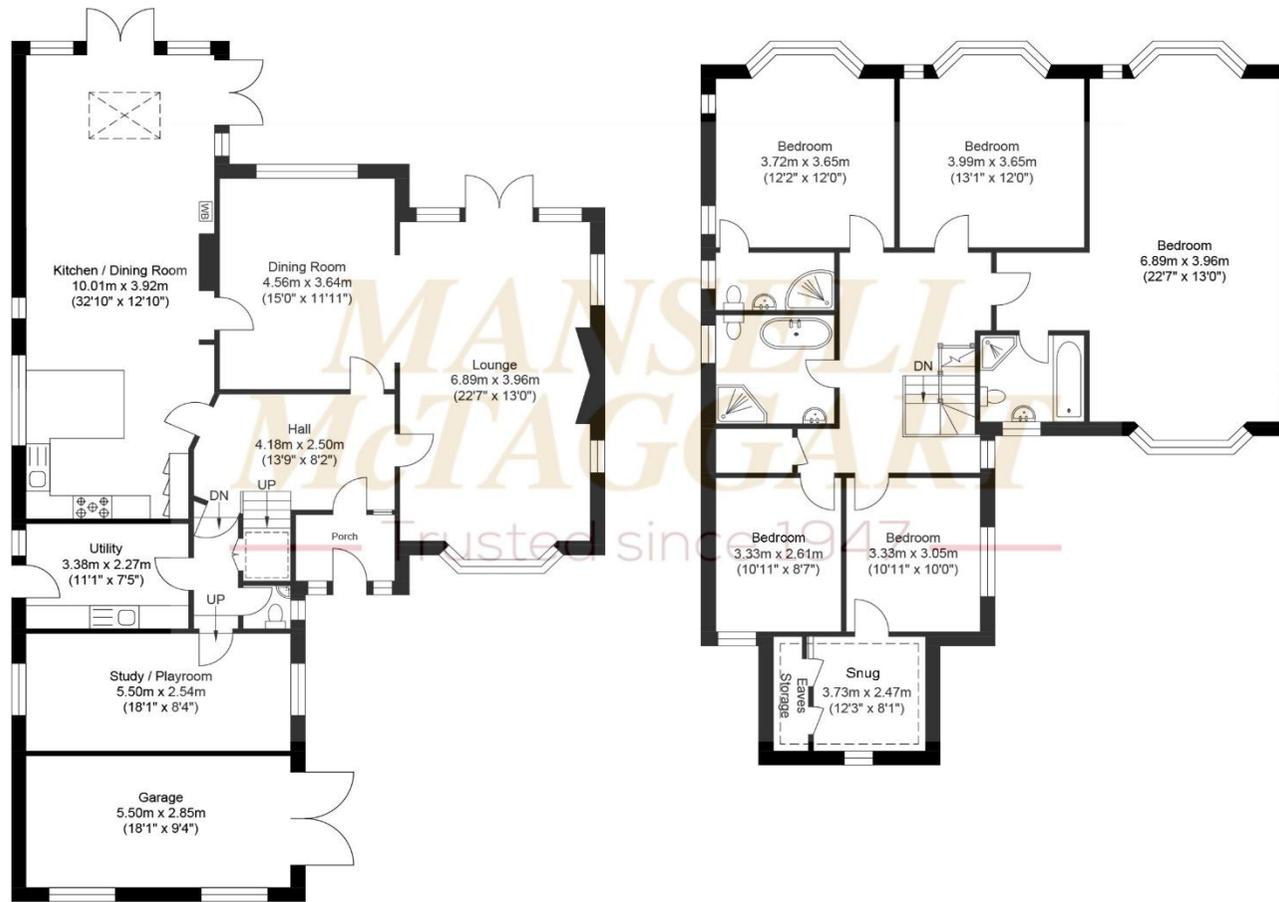
Having been impeccably modernised and finished to an exact standard by the current owners over the past 15 years, all updated fixtures and fittings blend sensitively to its original Sussex-Farmhouse inspired detailing. SYMPATHETIC EXTENSIONS to both the front and rear were constructed in 2011 to provide a garage, study and utility room with bedrooms and snug above, an enclosed entrance porch and a superb sun room, facing south, running seamlessly from the kitchen and enjoying the most splendid views over the beautifully designed rear garden with far-reaching countryside views beyond.

The well-arranged accommodation with generous room sizes briefly comprises: a welcoming RECEPTION HALL leading to an elegant triple-aspect SITTING ROOM featuring an original open fireplace with brick surround whilst lying open to the DINING ROOM, all of which are collectively laid with replacement solid oak herringbone-style flooring. A beautifully appointed KITCHEN/BREAKFAST/ SUNROOM is fitted with a range of country-style wall and base cabinetry with integrated dishwasher and fridge/freezer, complemented with granite worksurfaces extending to a breakfast bar, ideal for high seating whilst providing further storage. Free-standing is an electric Range-style Smeg cooker. This impressive free flowing room features a glass roof lantern to the rear allowing plenty of natural light to flood in, a woodburning stove and patio doors opening to the terrace beyond. Off the reception hall is an inner hallway with a deep understairs storage cupboard leading to a separate UTILITY ROOM fitted with wall and base units, Butler-style sink, spaces/plumbing for a washing machine and tumble dryer along with an external door. Further is a delightful CLOAKROOM equipped with a traditional high cistern WC. To the far end of the inner hallway is a step up to a generously sized double aspect STUDY/PLAYROOM.

A beautiful oak staircase rises from the reception hall to a GALLERIED FIRST FLOOR LANDING leading onto a double aspect PRINCIPAL BEDROOM SUITE, spanning front to rear, with a spacious dressing area and EN-SUITE BATH/SHOWER ROOM. BEDROOM TWO, also of double aspect, benefits from an EN-SUITE SHOWER ROOM. THREE FURTHER DOUBLE BEDROOMS (one with a versatile 'SNUG ROOM' off) are served by a FAMILY BATH/SHOWER ROOM enjoying a stylish Victorian clawfoot bath.



Broad Street, Campden



Ground Floor
Approximate Floor Area
1347.10 sq ft
(125.15 sq m)

First Floor
Approximate Floor Area
1326.97 sq ft
(123.28 sq m)

Approximate Gross Internal Area = 248.43 sq m / 2674.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

the gardens...

'Campden', set within a beautifully landscaped PLOT OF CIRCA 0.6 OF AN ACRE, enjoys the most magnificent far-reaching countryside views to its SOUTHERLY REAR ASPECT.

Upon entering the property, a sweeping PRIVATE DRIVEWAY leads down to the house where delightful gardens are arranged to either side interspersed with majestic trees including a Mulberry and Liquid Amber. Parking for numerous vehicles is on offer including a garage with cabling for an EV charging point to its facade, double opening timber doors, electricity and light.

A wrought-iron gated side access path leads to the impressive REAR GARDEN, having been professionally designed, tiered and landscaped into 'zoned' areas for varying use which relish in its south-facing aspect. Abutting the rear of the house is a substantial patio stepping down to a wildlife pond and again down to a large lawn adorned with abundantly stocked beds with an array of shrubs and plants, particularly rose. From here, hedgerow spans the garden's width and opens through to a vegetable garden and mini orchard equipped with several raised timber beds, greenhouse, timber shed, fruit cage and a further naturalistic pond. Beyond, to the rear boundary is a handy pedestrian gate giving access to the westerly aspect of Courtmead Road.



benefits...

- HIGHLY SOUGHT-AFTER CENTRAL VILLAGE LOCATION A MOMENT'S WALK OF PICTURESQUE HIGH STREET.
- SHORT WALK OF SHOPS & HIGHLY REGARDED VILLAGE SCHOOLS.
- PERFECT BLEND OF CHARACTER WITH MODERN COMFORT.
- REPLACEMENT DOUBLE-GLAZED WINDOWS.
- NEW BOILER FITTED FEBRUARY 2026. GAS-FIRED CENTRAL HEATING.
- WET UNDERFLOOR HEATING (WITH NEW PUMP) TO GROUND FLOOR WESTERN ELEVATION OF HOUSE.
- GENEROUS ROOM SIZES THROUGHOUT.
- STUNNING VIEWS.
- **NO ONWARD CHAIN.**



the location...

Campden is situated in Broad Street a stone's throw from the picturesque village High Street in the heart of central Cuckfield and forming part of the Conservation Area.

There is a varied range of shops, boutiques, pubs and restaurants on offer including the highly acclaimed Ockenden Manor Hotel and Spa and fine dining at Pampa Kitchen & Grill all being within just a few minutes' walk.

Cuckfield has a rich cultural life (including book and music festivals), many sports and leisure groups, a busy social calendar and is surrounded by glorious countryside. Haywards Heath (approx. 2 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.

By road, access to the major surrounding areas can be gained via the A/M23 at either Bolney or Warninglid (both within 3.5 miles). The property is also located close to the pharmacy, dentist and medical centre.

The village is surrounded by glorious countryside set within the High Weald Area of Outstanding Natural Beauty with stunning views towards the South Downs interspersed with footpaths and bridleways. A pathway, via Blunts Wood, gives pedestrian and cycling access into Haywards Heath making it ideal for commuters using the train to London.



schools...

Holy Trinity Primary (0.6 miles).
Warden Park Secondary Academy (0.6 miles).
Ardingly College (4.4 miles).
Hurst College (5.6 miles).
Handcross Park School (5.5 miles).
Great Walstead School (5.3 miles).
Burgess Hill Girls School (4.8 miles).

stations...

Haywards Heath (2.3 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).
There are alternative stations at nearby Balcombe (3.8 miles) and Three Bridges (9 miles) with fast access to London Bridge.

road links...

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately 3.5 miles distant giving swift access to Brighton, Gatwick Airport and the M25 onto the wider motorway network.

more details from Mansell McTaggart...

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