

An impressive, architecturally designed, 4/5-bedroom detached family residence, set in an exclusive & private cul-de-sac development, being an easy walk of Cuckfield's picturesque High Street along with swift road access to A/M23.



Loxwood, 3 Bevan Bank, Cuckfield, West Sussex RH17 5GR

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3 Bevan Bank,
Cuckfield,
West Sussex
RH17 5GR

This superb home offers great versatility whilst enjoying exceptionally bright and sizeable rooms with distinct contemporary styling. With accommodation spanning three floors, the property enjoys two exceptional en-suite bedrooms, both of which feature incredible vaulted ceilings, whilst a lower ground floor boasts a further two reception rooms, currently a cinema room and home office.

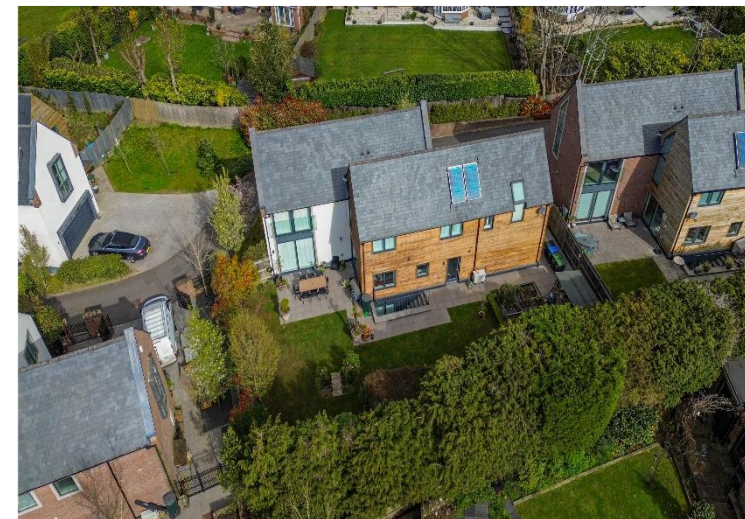
the house...

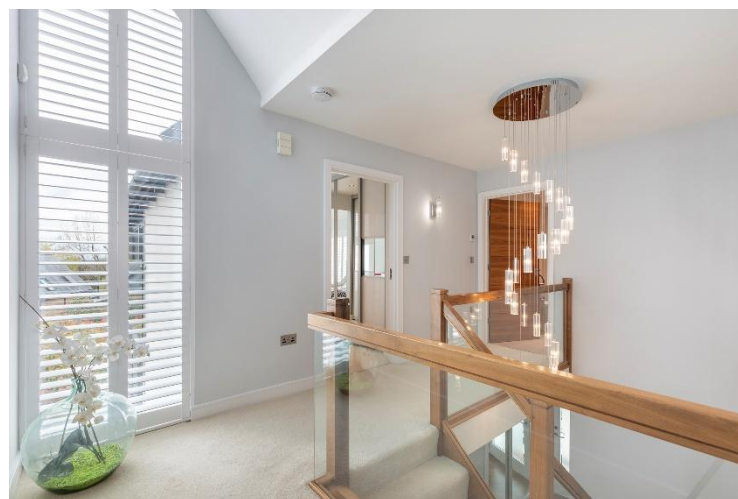
- 4/5-BEDROOM ARCHITECTURALLY DESIGNED DETACHED FAMILY HOUSE BUILT IN 2014.
- SMALL, EXCLUSIVE, CUL-DE-SAC DEVELOPMENT OF JUST SIX DETACHED HOMES.
- THREE FLOORS OF ACCOMMODATION .
- SITTING ROOM WITH FIREPLACE & PATIO DOORS.
- KITCHEN/BREAKFAST/DINING ROOM WITH BESPOKE, CONTEMPORARY FITTED KITCHEN.
- UTILITY ROOM. GROUND FLOOR CLOAKROOM.
- PRINCIPAL BEDROOM SUITE WITH DRESSING AREA & EN-SUITE SHOWER ROOM.
- FURTHER BEDROOM SUITE WITH DRESSING AREA & EN-SUITE SHOWER ROOM (CURRENTLY CONFIGURED WITH SEPARATE LOUNGE).
- TWO FURTHER FIRST FLOOR BEDROOMS.
- FIRST FLOOR FAMILY BATHROOM WITH SHOWER OVER BATH.
- TWO LOWER GROUND RECEPTION ROOMS (CURRENTLY A CINEMA ROOM & HOME OFFICE).
- EPC RATING: B. COUNCIL TAX BAND: G.

outside...

- LOCATED WITHIN A SHORT WALK OF THE PICTURESQUE VILLAGE HIGH STREET.
- CLOSE WALKING PROXIMITY TO LOCAL SCHOOLING.
- PRIVATE DRIVEWAY PROVIDING PARKING FOR UP TO THREE VEHICLES.
- INTEGRAL GARAGE WITH ELECTRICITY & LIGHT, ELECTRONIC DOOR & WATER TAP.
- SMALL LANDSCAPED AREA OF GARDEN TO FRONT.
- PROFESSIONALLY DESIGNED & LANDSCAPED SOUTH-EAST FACING REAR GARDEN WITH PATIO TERRACE, COVERED & DECKED PERGOLA IDEAL FOR OUTDOOR DINING, VEGETABLE GARDEN WITH RAISED BEDS & TIMBER POTTING SHED.

see more on page 7





in more detail...

This striking 4/5-BEDROOM DETACHED EXECUTIVE home built in 2014 of a highly contemporary design, exudes architectural innovation combined with high-end luxurious fixtures and fittings, whilst being one of just six detached residences of a similar calibre within this prestige cul-de-sac, having been built by the owners of this property and in residence since new.

Being beautifully appointed and complemented by distinct contemporary interior styling, this fine residence also enjoys a beautifully landscaped SOUTH-EAST FACING REAR GARDEN whilst the house offers great versatility along with exceptionally bright and sizeable rooms in a prime location just moments from Cuckfield's picturesque village High Street and its surrounding countryside, set within the High Weald Area of Outstanding Natural Beauty.

Extending to 3,301 sq.ft., the accommodation is arranged OVER THREE FLOORS and briefly comprises: an ENCLOSED ENTRANCE PORCH opening into an impressive RECEPTION HALL with CLOAKROOM/WC off. A dual aspect, LIVING ROOM featuring a state-of-the-art, gas-fired, wall-hung glass fire inset to the chimney breast creating a stunning focal point along with patio doors to the rear garden. An ultra-modern, bespoke, fitted KITCHEN combines a large DINING AREA which forms the heart of the house, finished in slate grey Parapan solid acrylic cabinetry, complemented with white Wharf stone worksurfaces incorporating a Zip Hydro hot water tap. High-end integrated Siemens appliances include an eye-level steam oven, separate combination oven/microwave with warming drawer below, dishwasher, larder-style fridge and separate freezer alongside. An imposing central island is equipped with a lowered breakfast table to one side, further storage and a large induction hob with ceiling mounted extractor above and double electric ovens below. Off the kitchen is a LOBBY providing external access to the driveway and internal access to the attached DOUBLE GARAGE and UTILITY ROOM equipped with wall and base units, secondary sink, spaces for washing machine and tumble dryer and an external door to the garden.

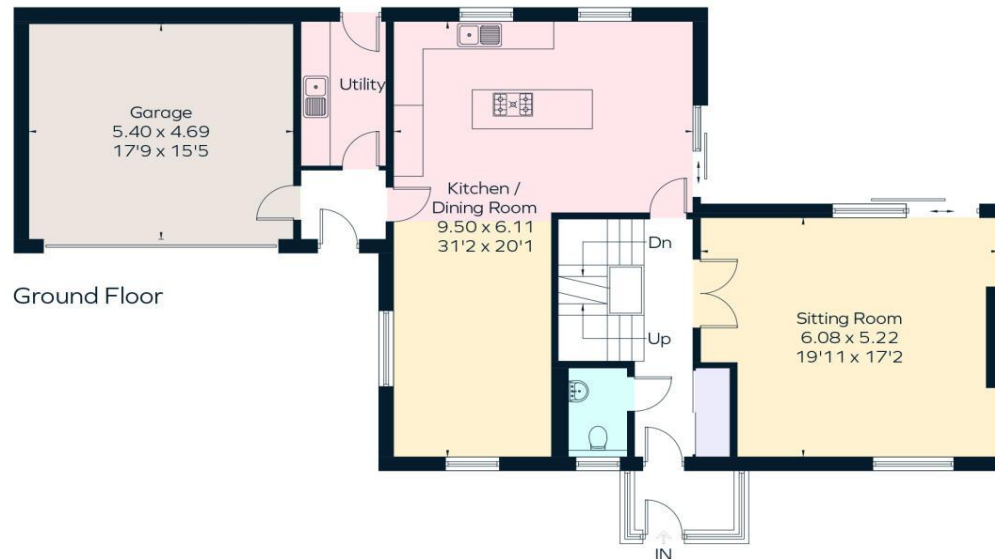
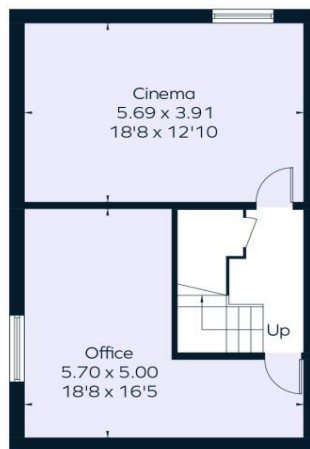
Rising from the reception hall, is a contemporary-style staircase with glass balustrading to the FIRST FLOOR LANDING where there are TWO STUNNING BEDROOM SUITES, both featuring striking vaulted ceilings with the PRINCIPAL also enjoying a glass Juliet balcony, whilst luxurious EN-SUITES with stylish wall-hung sanitaryware and spacious DRESSING AREAS with fitted wardrobes are equipped to both. Further, are TWO to THREE generously proportioned DOUBLE BEDROOMS, each benefitting from fitted wardrobes and served by a FAMILY BATHROOM also equipped with the same modern and stylish sanitaryware. Lastly, a large airing cupboard houses the hot water cylinder and solar panel control unit for the hot water supply. *Please note that the second bedroom suite is currently configured as a bedroom with a separate lounge area, easily converted back to two separate bedrooms.*

From the reception hall, the same staircase descends to the LOWER GROUND FLOOR where there are TWO LARGE RECEPTION ROOMS, currently used as a CINEMA ROOM and a HOME-OFFICE. Also, is a deep understairs storage cupboard.



the floorplan...

Approximate Area = 306.7 sq m / 3301 sq ft



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 & gardens ...

TO THE FRONT: A block-paviour PRIVATE DRIVEWAY provides parking for up to three vehicles adjoining a DOUBLE INTEGRAL GARAGE equipped with an electronic up and over door, electricity, light, water tap and a personal door into the house. A small area of lawn to the front wraps around to a recessed side, interspersed with a variety of shrubs and trees.

TO THE REAR, a beautifully designed and landscaped SOUTH-EAST FACING GARDEN with a wide expanse of level lawn is zoned into areas creating interest, focal points as well as functionality.

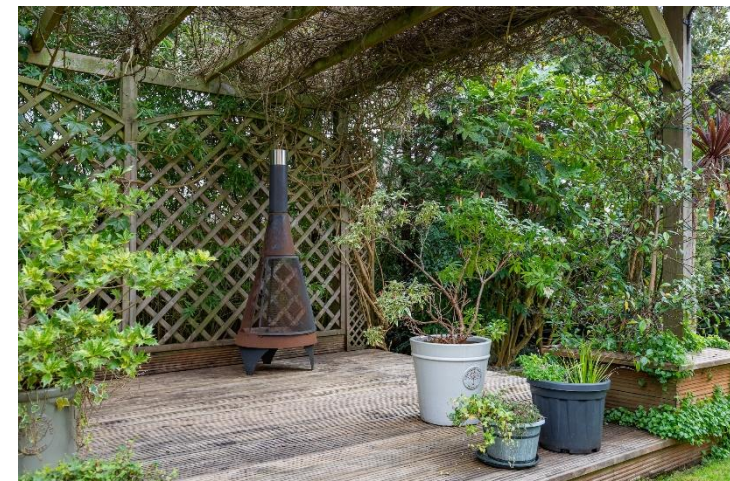
Adjoining the property and spanning its entire width is porcelain paving which extends to a large patio terrace accessed through patio doors off the living room and kitchen, ideal for alfresco dining and entertaining. Positioned centrally, to the rear, is a DECKED PERGOLA covered with a dense, pretty Montana clematis providing sheltered dining.

Several raised beds to the easterly side serve the VEGETABLE GARDEN, screened with low ornamental hedging and a TIMBER POTTING SHED. This lovely garden containing many established shrubs and trees to include red robin, hornbeam, cherry and fatsia, is fully enclosed and enjoys a high degree of privacy and seclusion from neighbouring properties whilst being well-screened to the rear mostly with architectural conifers.



benefits include ...

- *DOUBLE-GLAZED WINDOWS & DOORS THROUGHOUT.*
- *WET UNDERFLOOR HEATING THROUGHOUT.*
- *PLANTATION-STYLE SHUTTERS TO ALL WINDOWS & PATIO DOORS.*
- *SOLAR PANELS PROVIDING HOT WATER.*
- *WALL-MOUNTED INVERTER AIR CONDITIONING UNITS TO THREE BEDROOMS.*
- *BUILT-IN, FRESH-AIR HOME VENTILATION SYSTEM TO ALL ROOMS.*
- *ALL MAINS SERVICES.*



the location...

'Loxwood' is situated in a small and exclusive development of highly contemporary detached homes, Bevan Bank, moments from the picturesque village High Street in the heart of central Cuckfield.

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 (0.5 miles).
Warden Park Secondary Academy (0.8 miles).
Ardingly College (3.9 miles).
Hurst College (5.9 miles).
Handcross Park School (5.1 miles).
Great Walstead School (5.1 miles).
Burgess Hill Girls School (5.1 miles).

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 are alternative stations at nearby Balcombe (3.3 miles) and Three Bridges (8.5 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 2.8 miles distant giving swift access to Brighton, Gatwick Airport and the M25 onto the wider motorway network.

more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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