





Situated in the heart of the highly desirable and picturesque village of Cuckfield, lies this truly unique, 2-bedroom detached cottage in a most private and tucked away position benefitting from a garage, private driveway parking and a beautifully arranged, mature, cottage-style walled garden.

The property, having been well maintained by the present owner, had previously in 2003, undergone modernisation and refurbishment as well as an imaginatively designed extension, which in 2004, won awards from the Sussex Heritage Trust and the Ibstock Downland Award for Architects.

The accommodation in brief comprises: MAIN ENTRANCE DOOR into HALLWAY leading through to a spacious LIVING/DINING ROOM positioned to the rear and featuring a full-height diamond-shaped double window with corresponding adjacent patio doors opening to the delightful rear garden beyond.



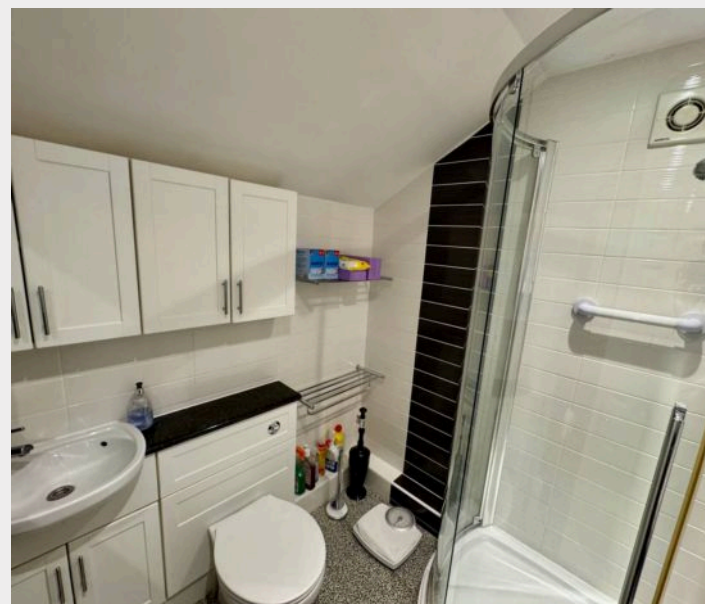
To the front is the KITCHEN being comprehensively fitted with light wood-effect fronted wall and base units. Integrated appliances include a gas hob and electric oven with extractor hood and dishwasher, with spaces available for a washing machine and upright fridge freezer.



Stairs from the hall rise to the FIRST-FLOOR LANDING where a diamond 'Oriel' window creates interest and allows an abundance of natural light in. Both BEDROOMS display charming church views whilst being generous doubles and benefitting from fitted wardrobe(s), further is a ceiling fan and a feature 'Oriel' window to each, which once again creates interest and provides a good flow of natural light in. To the rear is a modern, fully tiled SHOWER ROOM with corner enclosure and vanity unit inset with basin and WC.

OUTSIDE

TO THE FRONT: A single GARAGE has an electronic up-and-over-door (which abuts the property to the western elevation of the living/dining room). Further PRIVATE PARKING for one vehicle is positioned to the front of the property with a pathway and secure timber gate beyond leading to the main entrance door.



TO THE REAR: A pretty and beautifully arranged COTTAGE-STYLE REAR WALLED GARDEN is mostly laid to lawn across two slightly raised tiers, whilst abundantly stocked with mature shrubs and plants, interspersed with specimen trees. This delightful garden, with a circular raised brick shrubbery as a focal point is also laid with brick paved areas and pathways, ideal for alfresco dining. Additionally, a small TIMBER SHED is tucked away to the far corner. This characterful garden is fully enclosed and provides a HIGH DEGREE OF PRIVACY AND SECLUSION.

NB. There is a pedestrian right of way across one side of the garden giving access to Crundens, the neighbouring property.

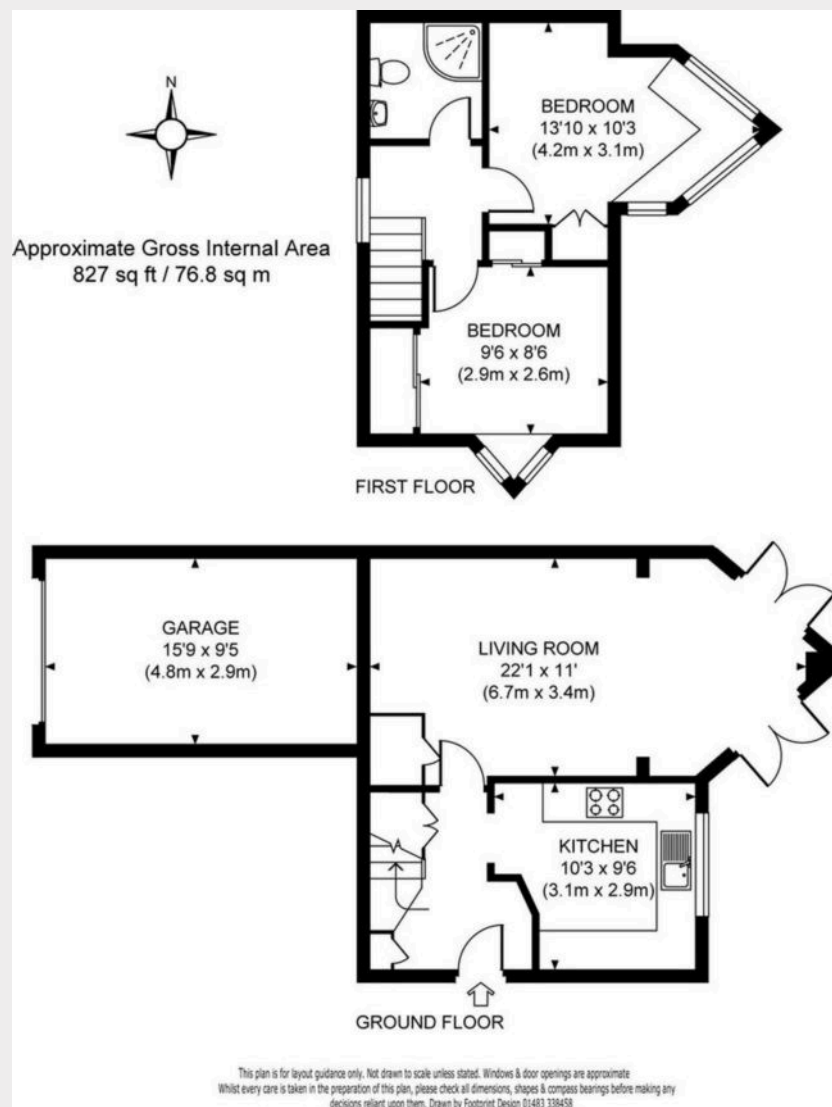
NO ONWARD CHAIN

Tenure: Freehold

- WELL-PRESENTED 2-BEDROOM DETACHED COTTAGE (827 SQ.FT).
- PREVIOUSLY RENOVATED, REFURBISHED & EXTENDED IN 2003.
- HIGHLY DESIRABLE LOCATION IN HEART OF CUCKFIELD VILLAGE.
- KITCHEN WITH INTEGRATED HOB, OVEN & DISHWASHER.
- SPACIOUS LIVING/DINING ROOM WITH PATIO DOORS TO GARDEN.
- 2-DOUBLE BEDROOMS WITH ORIEL WINDOWS & CHURCH VIEWS.
- FIRST-FLOOR SHOWER ROOM.
- SINGLE GARAGE & FURTHER PRIVATE PARKING FOR 1-VEHICLE.
- DELIGHTFUL COTTAGE-STYLE REAR WALLED GARDEN.
- EPC RATING: D. COUNCIL TAX BAND: D.
- NO ONWARD CHAIN.

**MANSELL
McTAGGART**
— Trusted since 1947 —





Mansell McTaggart Cuckfield

Mansell McTaggart, High Street – RH17 5JX

01444 417600

cf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/cuckfield

**MANSELL
McTAGGART**
— Trusted since 1947 —

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