



BUTTINGHILL DRIVE
CUCKFIELD

JACKSON-STOPS 

BUTTINGHILL DRIVE, CUCKFIELD, RH17

GUIDE PRICE £650,000

A LOVELY, DETACHED FAMILY HOME IN
THE HEART OF CUCKFIELD, WEST SUSSEX.



DESCRIPTION

A well-presented four-bedroom family home, built in 2014 by Taylor Wimpey, situated in a quiet no through-road and a short walk to Cuckfield High Street and the local schools.

This detached property offers well-proportioned accommodation over two floors and great outdoor space for entertaining and family life. Downstairs there is a large sitting/dining room with a glass vaulted ceiling room to the rear and French doors lead out to the mature and well-presented, sunny, west-facing garden. The entrance hall provides two storage cupboards, a downstairs cloakroom and a separate kitchen with integrated appliances and a sunny breakfast spot in the front bay window.

Leading up the stairs off a generous first floor landing are four double bedrooms; one currently being used as an office. The principal suite has large built-in wardrobes for ample storage and an ensuite shower room. Two of the other bedrooms have built-in wardrobes and the house is flooded with natural light throughout.

To the front of the property there is off-street parking and an attached garage with gated side access. The garden to the rear has been beautifully planted and considered with mature hedging and borders, a paved arbor seat and a sunny patio ideal for alfresco dining and decking.

Located in the highly sought after village of Cuckfield, with a short walk to the High Street the village provides a wonderful range of local amenities including independent shops and boutiques, a convenience store, a petrol station, medical centre, dentist, pubs, restaurants, cafes and the award winning Ockenden Manor Hotel and Spa. The village enjoys a local bus service to Haywards Heath where more comprehensive shopping facilities may be found, including a wide range of shops, restaurants, bars and a modern leisure centre.

Nearby Haywards Heath has a mainline railway station with fast and frequent commuter services to both London Victoria and London Bridge (from 42 mins), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow and the South coast. There is an excellent range of educational facilities locally both in the private and state sectors. Holy Trinity Primary and Warden Park Academy are a short walk away and private schools include Great Walstead, Cumnor House, Handcross Park, Ardingly College, Hurstpierpoint College, Brighton College and Burgess Hill Girls.



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TOTAL APPROX. FLOOR AREA 1485 SQ.FT. / 138.0 SQ. M

PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Tax Band: F

Local Authority: Mid-Sussex District Council

EPC: C

Tenure: Freehold

Latitude: 51.014824

Longitude: -0.139084

Buttinghill Drive, Cuckfield RH17

Approximate Gross Internal Area = 138.0 sq m / 1485 sq ft
(Including Garage)

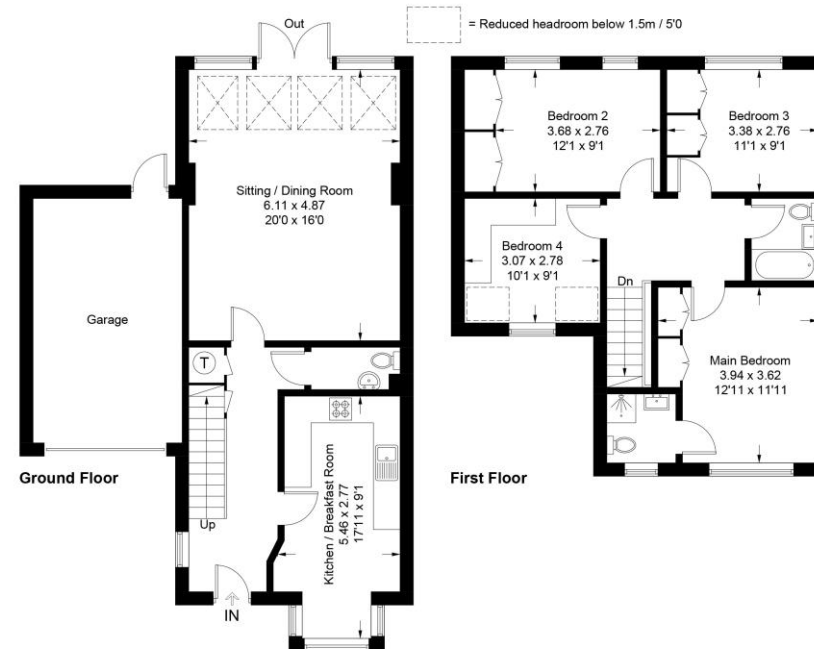


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218009)

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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