



COURTMEAD ROAD, CUCKFIELD

JACKSON-STOPS 

TODD COTTAGE
COURTMEAD ROAD
CUCKFIELD
RH17 5LR

TOTAL GROSS AREA 3744 SQ FT / 347.9 SQ M

A WONDERFUL FOUR BEDROOM FAMILY HOME, SITUATED IN A HIGHLY SOUGHT AFTER PRIVATE ROAD IN THE HEART OF CUCKFIELD, WEST SUSSEX.



DISTANCES

HAYWARDS HEATH STATION 2 MILES

BRIGHTON 16.5 MILES

GATWICK AIRPORT 12.6 MILES
(ALL MILEAGES ARE APPROXIMATE).

KEY FEATURES

- A generous family home, offering accommodation over two floors
- A lovely 26'10 drawing room with beautiful views across the south facing front garden
- Four Bedrooms (one downstairs, currently used as a snug) and three bathrooms
- Beautiful, mature landscaped gardens
- Off-street parking for several vehicles and three garages
- A large dis-used swimming pool complex with sauna and jacuzzi
- A fabulous location within a brief walk of the village high street.

PROPERTY INFORMATION

- Services: Mains water, electricity, gas fired central heating and drainage
- Council Tax Band G
- EPC Rating D
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Todd Cottage is a wonderful family home coming to the market for the first time in just over 30 years and has been a much loved family home, now in need of some modernisation and updating.

The property provides extensive accommodation, which could be rearranged and extended subject to the necessary building consents.

Approached off the lane, the house faces south across a wide stretch of beautifully landscaped garden. Leading through the back porch into a long, central entrance hall there is a staircase leading to the generous first floor landing. To the front of the hall is a delightful, 26'10 drawing room, with open fireplace and large windows which face south across the garden. There are French doors also which lead out to the terrace and grounds beyond. Further along the hall is a snug with fireplace, (which could be used as a downstairs bedroom and was by the previous owner) which has access to the downstairs bathroom.

To the other end of the hall is a formal dining room and kitchen with a large pantry and utility room. From the pantry there is a link which leads to the attached, dis-used swimming pool complex, a fantastic addition to the property which affords great scope for remodelling the property.

Leading up the stairs are three good-sized bedrooms, one with a sink and the other with a fitted dressing room. The principal bedroom boasts a fabulous dressing room which could be turned into another bedroom and there is a well appointed ensuite bathroom. A large family bathroom completes the first floor accommodation.

OUTSIDE

The gardens are a particular highlight of the property having been beautifully planted and maintained by the previous owner. There are many mature specimen trees including rhododendrons, camellias, azaleas, herbaceous and perennial borders

To the rear of the house is also a large garden, laid to lawn with mature trees and a kitchen / vegetable garden and greenhouse. There is ample parking for several vehicles and three garages.

The property is a real treasure waiting to be reimagined by a new family and provides a wonderful opportunity to create a generous and beautiful family home in a highly sought after road in the heart of Cuckfield.





LOCATION

Todd Cottage is located on a highly sought after, private road in the charming village of Cuckfield, located in the heart of Mid-Sussex, but less than an hour from London and 20 minutes from Brighton and Gatwick Airport.

Cuckfield has a wonderful and renowned range of local amenities including independent shops and boutiques, a convenience store, a 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.

Haywards Heath's mainline railway station is less than a 10-minute drive, 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. Private schools include Great Walstead, Cumnor House, Handcross Park, Ardingly College, Hurstpierpoint College, Brighton College, Roedean and Burgess Hill Girls – many of which run a minibus pick up service to and from Cuckfield. The superb local state schools include Holy Trinity Primary and Warden Park Secondary School (within 2 minutes walking distance) in Cuckfield itself.

Located in an area of Outstanding Natural Beauty the surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. The local footpaths provide a vast network of stunning walks from the village, many leading towards the South Down and Ashdown National Parks. There are numerous excellent Golf courses nearby and reservoirs for water sports.

LOCAL AUTHORITY

Mid-Sussex District Council





Viewing: Strictly 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.

Approximate Gross Internal Area = 302.8 sq m / 3259 sq ft
Garages / Greenhouse = 45.1 sq m / 485 sq ft
Total = 347.9 sq m / 3744 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		

RECYCLABLE





PROPERTY EXPERTS SINCE 1910