



CUCKFIELD PARK, CUCKFIELD

JACKSON-STOPS 

WHITE COTTAGE
CUCKFIELD PARK
CUCKFIELD
RH17 5AB

TOTAL GROSS AREA 3240 SQ FT / 301 SQ M

A STUNNING FAMILY HOME, SET IN
GLORIOUS GARDENS OF OVER HALF AN
ACRE IN THE GROUNDS OF CUCKFIELD
PARK, WEST SUSSEX.



DISTANCES

CUCKFIELD HIGH STREET 0.4
MILES

HAYWARDS HEATH STATION 2.7
MILES

BRIGHTON 15.1 MILES

TUNBRIDGE WELLS 25.3 MILES

GATWICK AIRPORT 17.1 MILES

KEY FEATURES

- A large and beautifully presented, detached family home
- Stunning kitchen / breakfast / sitting room with large, feature oak framed windows
- Principal Bedroom suite with ensuite shower room and dressing room
- Three additional double bedrooms on the first floor with a fully appointed family bathroom, with further bedroom space in the 2 attic rooms
- Large, private gardens of circa 0.595 acres and a detached double garage
- Set in the privacy of Cuckfield Park with views across the neighbour's lake.

PROPERTY INFORMATION

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



DESCRIPTION

White Cottage is located in the glorious grounds of Cuckfield Park, but the plot is set to the west and offers privacy and seclusion.

The property is beautifully presented throughout with the original cottage dating from the 16th century with later additions, including a large two storey, oak clad extension to the north/east/west elevation of the house.

The original cottage is a traditional oak framed structure, with a tile hung roof and an oak pitched front porch. The property now offers wonderful accommodation throughout and includes a beautiful sitting room with feature bay window and open fire and a lovely dining room to the other end with original inglenook fireplace. The stunning new kitchen / breakfast / sitting room has large oak framed windows affording views across the incredible grounds and the lake beyond. The kitchen has been fitted with bespoke units and a range cooker. The breakfast / sitting room offer ample room for entertaining and family life, and is filled with natural light.

Leading up the stairs to the first floor landing are four bedrooms and two bathrooms. The beautiful, vaulted, principal bedroom suite comprises a dressing room with fitted storage and an ensuite shower room. To the west elevation is a viewing balcony which opens up the views beyond, over the grounds and lake. There are three additional double bedrooms, two with bay windows and a lovely, family bathroom.

Leading up the stairs to the second floor are two inter-connecting attic rooms, which could be used as additional bedrooms, hobby or play rooms.

White Cottage is a magical property, where old meets new seamlessly, and offers well-proportioned accommodation with beautiful interiors and oak framed detail. Viewing is a must.

OUTSIDE

White Cottage is located within the grounds of the majestic Cuckfield Park estate. Set to the west of the main house the property is approached over its own gravel driveway leading to a double garage and parking. Set back from the other houses, White Cottage offers privacy, set in its own 0.595 acres of gardens, but enjoys the delights and splendour of Cuckfield Park's grounds and lakes.

The gardens are beautifully planted with mature, herbaceous borders, lawns and parterres and wide stone terraces to the west and south, perfect for entertaining and alfresco dining and enjoying the glorious gardens and peaceful setting.

The location of White Cottage is superb, offering seclusion and privacy but with its own, beautifully landscaped gardens and a very short walk to Cuckfield village high street.





LOCATION

Cuckfield, located in the heart of Mid-Sussex, is less than an hour from London and only 20 mins from Brighton and Gatwick Airport. It 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 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





PROPERTY INFORMATION:

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 before you travel to view the property.

White Cottage, Cuckfield Park, Cuckfield, RH17

Approximate Gross Internal Area = 265.3 sq m / 2856 sq ft
Garage = 35.7 sq m / 384 sq ft
Total = 301 sq m / 3240 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297033)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.