









## The Dell, Cuckfield, West Sussex

spacious five bedroom detached home, with ample parking, double garage and private garden, located in a quiet cul-de-sac of Cuckfield.



- ▶ **Five Double Bedrooms**
- ▶ **Study/Play Room**
- ▶ **Family Bathroom & Two En-Suite Shower Rooms**
- ▶ **Parking**
- ▶ **Quiet Cul-de-Sac Location**
- ▶ **Living Room**
- ▶ **Open Plan Kitchen/Dining Area/Orangery**
- ▶ **Double Garage**
- ▶ **Private Rear Garden**
- ▶ **Walking Distance of Cuckfield High Street**

Located in a quiet cul-de-sac of Cuckfield and ideally situated within a short walk of the High Street, this modern home is set over three floors and measures approximately 2328 sq ft. This impressive home provides large rooms with flexible accommodation throughout. The property is decorated to a clean neutral colour scheme throughout and presented to a high standard with number of upgrades in recent years including engineered oak flooring through the ground floor, window shutters, boiler with Hive system, new soffits and fascias replaced, making ideal home to move straight in to.

In further details the property comprises; entrance hall with downstairs cloakroom and storage cupboards and doors leading to kitchen/dining room, study/playroom and living room. The large living room measuring approximately 23'7" x 13'1" with working wood burning stove fireplace and sliding glass doors leading to orangery to the rear. The large open plan kitchen features a large kitchen island with wide range of storage and mixture of oak and Quartz worktops, integrated appliances including double oven, gas hob, fridge, freezer, dishwasher and washing machine. The open plan space continues around with opening to an orangery with flexible space for a large dining table and further seating area to relax. The orangery enjoys views across the garden with French doors leading to the rear garden.







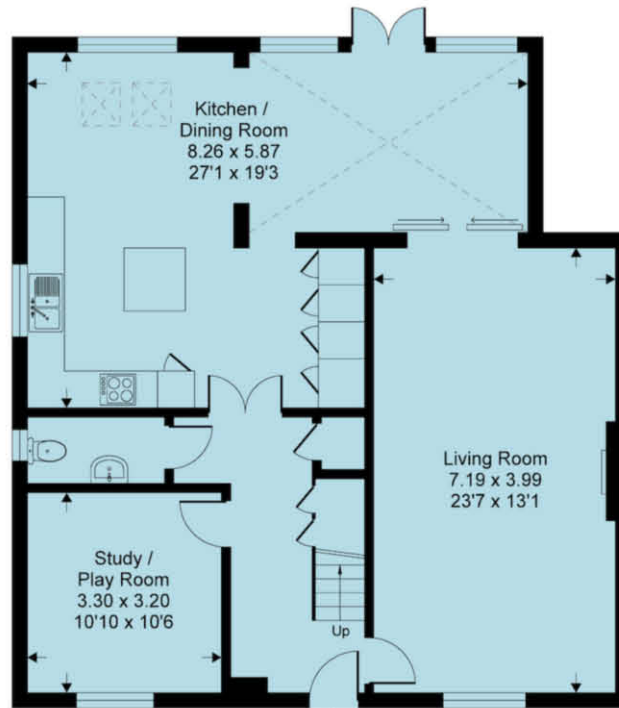
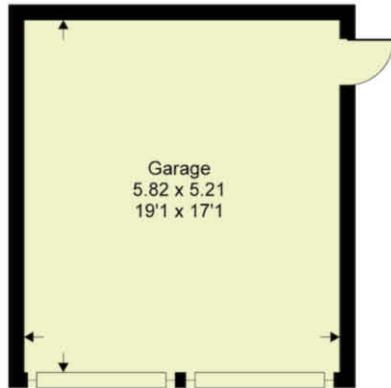
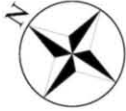






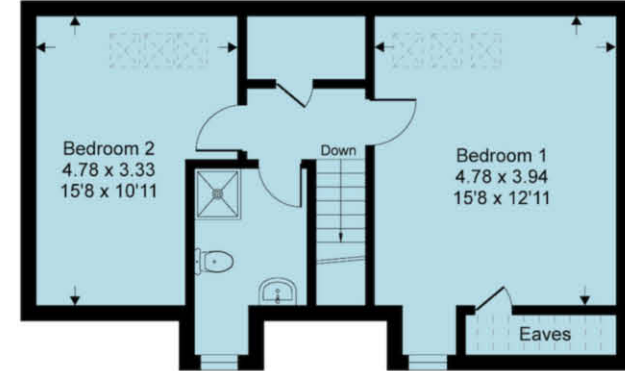
# The Dell, RH17

Approximate Gross Internal Area = 216 sq m / 2328 sq ft  
Approximate Garage Internal Area = 30 sq m / 326 sq ft  
Approximate Total Internal Area = 246 sq m / 2654 sq ft  
(excludes restricted head height)

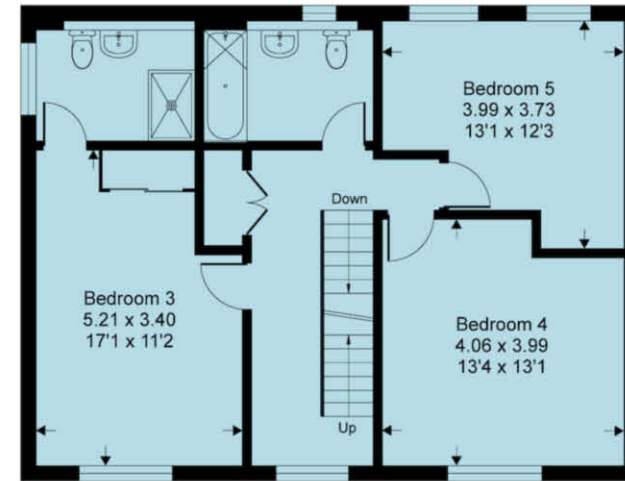


IN

Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



The first floor comprises landing with storage cupboard and doors leading to main bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and family bathroom. The second floor comprises two more double bedrooms with eaves storage and a further shower room.

### Outside

To the front is a mature landscaped garden with mature hedging, off road parking for several cars with EV charging and access to double detached garage. The garage provides electric up and over doors and a rear door leading to the garden. The rear garden backs on to mature trees and this lovely private garden provides a number of seating areas to enjoy the sun and shady spots through the day, as well as west aspect for the evening sunset. The garden is mainly laid to lawn with mature beds featuring a wide range of flowers and shrubs surrounding the garden, with large decked terrace and side access.

### Location

The Dell is a quiet cul-de-sac located in the desirable village of Cuckfield with large green and children's play park, within a short walk of nearby playing fields and the high street. Cuckfield provides varied shops, boutiques, convenience store, medical centre, cafes and number of restaurants, pubs, and Ockenden Manor hotel with spa. Further leisure facilities including Rugby Club, Football Club at the recreational ground of Whitemans Green and Cuckfield Golf Club, which offers excellent golfing facilities and popular 180 Degrees Bar and Kitchen. An excellent range of educational facilities are available locally, including Holy Trinity primary and Warden Park secondary schools, as well as several excellent independent schools within the district including Great Walstead, Cumnor House, Ardingly College, Worth, Hurstpierpoint College and Burgess Hill Girls. The nearby town of Haywards Heath provides wider shopping facilities including Orchards Shopping Centre, two supermarkets including Waitrose and Sainsburys, Dolphin Leisure Centre, as well as a variety of bars restaurants situated on The Broadway. Haywards Heath mainline station is located approximately 1.9 miles from the property and provides regular services to London (approximately 45 minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (10 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.





