



Braithwaite Villa London Lane, Cuckfield

Guide Price £795,000

Braithwaite Villa, London Lane

Cuckfield, Haywards Heath

Located in the picturesque and sought-after village of Cuckfield, this fantastic Edwardian semi-detached house offers a perfect blend of period proportions and modern design.

Having four bedrooms, 3 receptions, a garden room/home office, a garage, and an electric charging point, this stunning property offers a truly versatile living space.

Upon entering the property, you'll notice the seamless mix of classic Edwardian architecture and contemporary design elements. The interiors have been thoughtfully updated to provide a comfortable and stylish living environment.

The downstairs accommodation has 3 reception rooms, 2 of which adjoin the kitchen giving a semi-open plan feel to the space. The dining room with its vaulted ceilings and roof lanterns adds to the feeling of space and light.

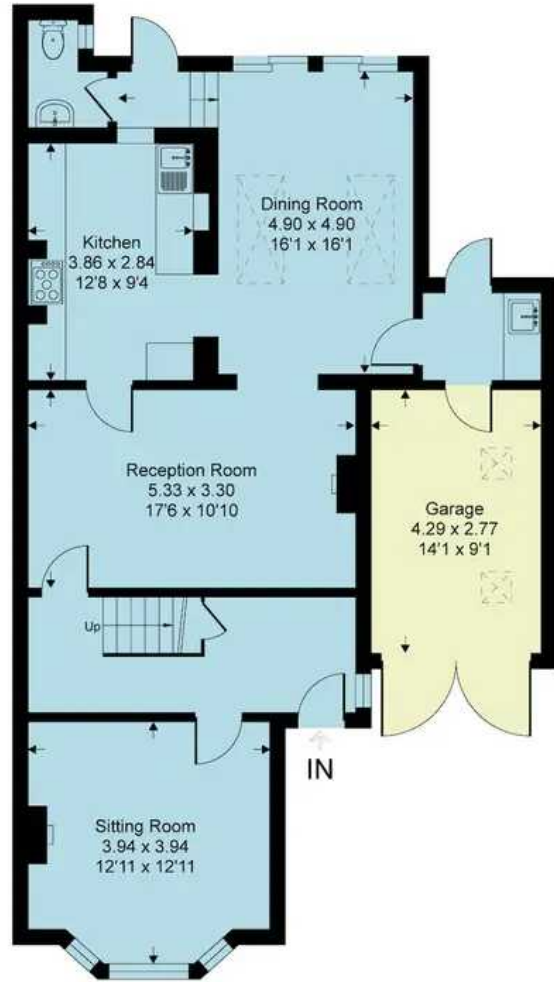
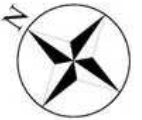
The well-appointed kitchen features sleek countertops and cabinetry with built in appliances and space for a range cooker. From the dining room is access to the utility room and then to the garage. There is also a downstairs loo tucked away to the rear of the house.



 = Reduced headroom

Braithwaite Villa, RH17

Approximate Gross Internal Area = 181 sq m / 1943 sq ft
Approximate Garage Internal Area = 12 sq m / 128 sq ft
Approximate Outbuilding Internal Area = 13 sq m / 141 sq ft
Approximate Total Internal Area = 206 sq m / 2212 sq ft
(excludes restricted head height)



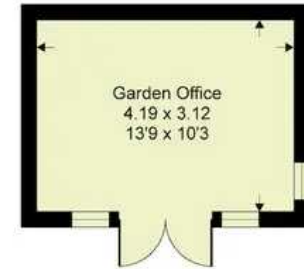
Ground Floor



First Floor



Second 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.





Description Continued.

Upstairs, over two floors the four bedrooms are generously proportioned. On the first floor are 3 bedrooms and the shower room. On the second floor is the loft bedroom and a further bathroom. There is also access to a large loft space, great for storage or possible conversion STPP.

Outside, the well-maintained garden provides a peaceful space to relax, the perfect backdrop for outdoor dining. The garage (accessible from the house) and off-road parking ensure convenience and security for vehicles. Tucked away at the end of the garden is the garden room that can double as a home office, offering a quiet space to work or unwind.

Situated just a short 1.5-mile walk from Haywards Heath station, this home offers easy access to London and beyond, making it an ideal choice for commuters. The village of Cuckfield itself has a charming array of local shops, cafes, pubs and restaurants and has bustling calendar of village events to get involved with.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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