



Stonecroft
Broad Street, Cuckfield, RH17 5DY



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Guide Price £925,000

Stonecroft is an impressive bay fronted Victorian residence situated on the eastern edge of the village, set in beautiful grounds approaching a 1/4 of an acre. This bright and generously proportioned property retains many Victorian features including period marble fireplaces, original pine panelled internal doors, deep skirtings, moulded architraves and picture rails. This delightful home incorporates four good-size bedrooms, an en-suite shower to the main bedroom, a bathroom, and separate WC. There are two reception rooms, a breakfast room with a spacious kitchen which opens to a conservatory. There is a downstairs cloakroom and cellar divided into a workshop and store room. An attached double garage is approached by a wide gravelled drive and turning area providing parking for several vehicles. The delightful gardens are arranged mainly as well-tended lawns and planted with a variety of mature shrubs and trees offering shelter and seclusion.

No Upward Chain – Vacant Possession Available.

Stonecroft lies on the eastern edge of Cuckfield village within walking distance of the historic High Street with its parish church, good local shops, and the well regarded Warden Park Academy and Holy Trinity Primary School. Haywards Heath lies just 1.3 miles to the east with its mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a comprehensive range of shops, an array of restaurants, a modern leisure complex, Sainsbury's and Waitrose superstores. The A23 is 3.2 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north and the cosmopolitan city of Brighton and the coast is just under 17 miles to the south. The South Downs National Park and



Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch Attractive panelled front door to:

Spacious Hall Radiator with decorative cover. Staircase to first floor. Stairs to lower living area.

Sitting Room 15'2" x 12'11" (4.62m x 3.94m) Fine period fireplace with marble surround, slate insert and tiled hearth. Wide double glazed bay window to front. Deep ceiling cornicing. Picture rail. Natural timber flooring. Wide opening to:

Dining Room 12'11" x 12' (3.94m x 3.66m) Double glazed window. Radiator. Picture rail. Natural timber flooring.

Rear Lobby Serving hatch to dining room. Brick steps to cellar. Glazed panelled door to outside.

Breakfast Room 12'1" x 10'6" (3.68m x 3.20m) Double glazed window. Radiator. Wood effect laminate flooring. Wide opening to:

Kitchen 10'10" x 8'2" (3.30m x 2.49m) Inset stainless steel bowl and a half sink with mixer tap, adjacent long worktop, cupboards and appliance space with plumbing for washing machine and dishwasher beneath. Matching worktops, cupboards, drawers and appliance space beneath. Recess for cooker with concealed extractor hood over. Range of wall cupboards. Space for upright fridge/freezer. Further range of wall cupboards. Concealed ceiling light. Part tiled walls. Vinyl flooring. Opening to conservatory.

Cloakroom Basin. Vinyl flooring. Door to:

Separate wc Close coupled suite. Extractor fan. Vinyl flooring.

uPVC Double Glazed Conservatory 12'5" x 10'2" (3.78m x 3.10m) Leading to patio and rear garden.

Cellar Divided into two areas utilised as a **store room** and **workshop** with light and power points. Range of fitted shelving. Wall mounted Worcester gas boiler. Window.

FIRST FLOOR

Split Level Landing with hatch and pull down ladder to large boarded loft space. Electric meters. Double glazed skylight. Radiator with decorative cover.

Bedroom 1 13'2" x 9'7" (4.01m x 2.92m) Fitted triple and double wardrobe with cupboards over. Double glazed bay window to front. TV aerial point. Radiator. Picture rail. Door to:

En Suite Shower Room White suite comprising fully tiled shower with Mira thermostatic control, glazed bi-fold door, inset basin with mixer tap, cupboard beneath, low level wc. Electrically heated chromium towel warmer. Wall light. Extractor fan. Picture rail.

Bedroom 2 12'11" x 12'1" (3.94m x 3.68m) With outlook over rear garden. Fine original marble fireplace with decorative cast iron grate. Vanity unit with inset basin, cupboard beneath. Double glazed window. Radiator. Picture rail.

Bathroom White suite comprising bath with mixer tap and shower attachment, fully tiled surround, pedestal basin with tiled splashback. Heated ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Picture rail. Vinyl flooring.

Bedroom 3 12'2" x 9'3" (3.71m x 2.82m) Enjoying an outlook over the rear garden. Recessed vanity unit with inset basin, adjacent top, cupboard and drawers under, mirror, light and high level cupboard over. Double glazed window. Radiator.

Bedroom 4 9'10" x 8'10" (3.00m x 2.69m) Vanity unit with inset basin, adjacent dressing table top, cupboard under, tiled splashback, adjoining fitted double wardrobe with cupboards over. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving, cupboard over. Double glazed window. Radiator.

Separate WC Close coupled wc. Radiator with decorative cover. Sash window. Vinyl flooring.

OUTSIDE

Double Garage/Car Port 18'6" x 15'4" (5.64m x 4.67m) Up and over door. Power point. Rear timber door.

Wide Gravelled Drive and Turning Area Offering parking for 4-5 vehicles.

Beautiful Rear Gardens Adjacent to the house is a paved drying area and sun terrace with borders planted with a wide variety of mature shrubs and trees including bay, acer, laurel forsythia, peris, evergreens, oak etc. Mature trees including chestnut, oak, sycamore to the boundaries providing shelter and seclusion.





Floor -1 Building 1

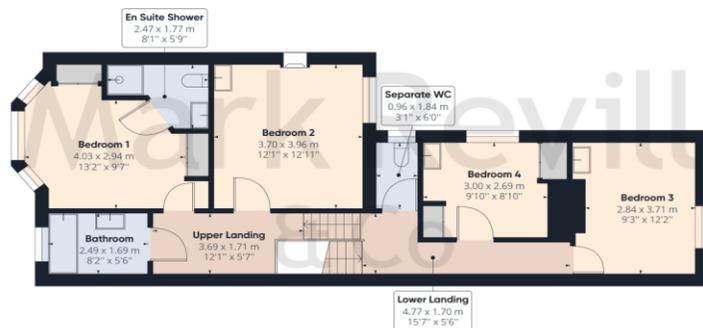


Ground Floor Building 1

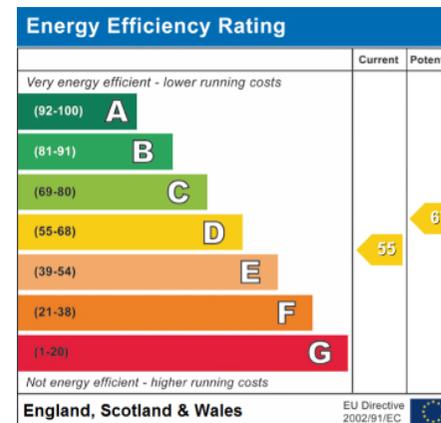
Approximate total area⁽¹⁾

1916.38 ft²

178.04 m²



Floor 1 Building 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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