



The Gables

Courtmead Road, Cuckfield, West Sussex. RH17 5LP



Mark Revill & Co

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West Sussex. RH17 5LP

£1,450,000

The Gables is an imposing detached residence built and designed in the 1930's by the local renowned architect Harold G Turner. A wide gravelled carriage driveway provides access to the house and the stunning beautifully manicured gardens are a particular feature enjoying a favoured southerly aspect and extending to about 0.8 of an acre with wide sweeping lawns, deep herbaceous beds containing an abundance of colourful flowering plants, shrub and specimen trees and including rose arbours, fish pond with rockery, small orchard and a kitchen garden. This imposing home of character retains many features synonymous of this era including a wealth of oak joinery including a handsome staircase with decorative balustrade, panelled internal doors with wrought iron furniture, exposed wall and ceiling timbers, leaded light windows, door architraves and skirtings. The generous accommodation incorporates 3 double bedrooms, 2 bathrooms (1 en suite to the main bedroom), 4 reception rooms including a fine dual aspect drawing room and a well fitted kitchen. The property has the benefit of gas fired central heating, double glazing (mostly secondary double glazed) and solar panels for electricity supply in the summer months, there is a detached garage and a large timber workshop/shed.

Courtmead Road is a select private lane just a short walk to Cuckfield's historic High Street with its parish church, good local shops and amenities including Holy Trinity primary and Warden Park schools. Haywards Heath lies 1.7 miles to the east providing a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), a wide range of shops, an array of restaurants, a Sainsbury's and Waitrose superstore and a modern leisure complex. There are a good range of highly regarded schools and colleges both state and private in the area including Great Walstead School, Cumnor House School, Ardingly



College, Hurstpierpoint College and Burgess Hill School for girls. The A23 lies just over 3 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is 12.2 miles to the north and the cosmopolitan city of Brighton and the coast is 16.2 miles to the south. There are golf courses nearby at Cuckfield, Haywards Heath, Lindfield, Ditchling and Pyecombe, water sports at Ardingly Reservoir, horse racing at Plumpton and show jumping at Hickstead.

GROUND FLOOR

Entrance Lobby Attractive solid oak panelled front door. Glazed panelled door to:

Hall Handsome solid oak staircase with decorative balustrade to the first floor galleried landing. Understairs cupboard with safe and alarm system. Radiator with shelf over. Built-in slatted shelved cupboard. Chequered quarry tiled floor.

Cloakroom High level wc, corner basin with tiled surround. Radiator. Chequered quarry tiled floor.

Drawing Room 22'3" x 12' (6.78m x 3.66m) *widening to 15'2" (4.62m)*. A fine dual aspect room enjoying a lovely outlook over the rear garden. Most attractive handsome red brick and tile open fireplace with solid oak mantle and quarry tiled hearth with oak surround. Exposed wall and ceiling timbers. Wide alcove with corner cabinet and concealed lighting. 3 wall light points. TV aerial point. Radiator. Glazed door to:

Living Room 25'10" into bay x 9' (7.87m x 2.74m) Dual aspect with wide secondary double glazed bay window incorporating casement doors to rear garden. Range of built-in deep storage cupboards to one end with shelving, wine rack and trip switches, deep cupboards over. 3 wall light points. TV aerial point. 2 double glazed replacement windows. Radiator.

Dining Room 18'0" x 10'3" (5.49m x 3.12m) *plus door recess*. Exposed wall and ceiling timbers. Recessed cupboards with open shelving over, concealed lighting. 2 wall light points. Radiator.

Kitchen 14' x 9'11" (4.27m x 3.02m) Well fitted with range of limed oak fronted units comprising stainless steel double bowl sink and top, mixer tap, adjacent laminate work surfaces, cupboards, including corner carousel units, drawers and integrated Neff **dishwasher** beneath. Fitted Neff **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Built-in Hotpoint **electric double oven**, drawer under, cupboard over. Further wall cupboards, central shelved unit and plate rack with decorative pelmet over window openings. Tall unit incorporating integrated Neff **fridge** flanked by cupboards, work top over flanked by small drawers and cupboards over. Telephone point. Radiator. Exposed wall and ceiling timbers. Part tiled walls. Tiled floor.

Breakfast Room 11'8" x 9' (3.56m x 2.74m) *narrowing to 7'4" (2.24m)*. Double aspect. High level shelf. TV/FM aerial points. 2 double glazed windows. Radiator. Tiled floor. Double glazed door to rear garden.

Boiler/Utility Cupboard Wall mounted Vaillant gas boiler. Inset stainless steel sink with mixer tap, adjacent worktop, appliance space under with plumbing for washing machine and dishwasher. Lagged hot water copper cylinder. Part tiled walls. Quarry tiled floor. Door to outside.

Rear Lobby Door to outside.

FIRST FLOOR

Galleried Landing Exposed wall and ceiling timbers. 2 decorative leaded light windows. Radiator.

Bedroom 1 15' *plus bay window* x 11'9" (4.57m x 3.58m) Double aspect. Range of fitted wardrobes with cupboards over, recessed vanity unit with inset basin, cupboards beneath, mirror and cupboard over. Door to eaves storage. Telephone point. Radiator.

En Suite Bathroom White suite comprising bath with mixer tap, independent Aqualisa shower, glazed screen, inset basin with mixer tap, adjacent tiled top, cupboard beneath, wc with concealed cistern. Shaver point. Wall mirror. Extractor fan. 2 heated ladder towel warmer/radiators. Part tiled walls. Vinyl flooring. Door to:

Dressing Room 6'8" x 4' (2.03m x 1.22m) *plus wardrobes*. Built-in double and triple wardrobes and chest of drawers. Wall mirror. Radiator.

Bedroom 2 13'5" x 11'5" (4.09m x 3.48m) Fitted double wardrobe, cupboards over, adjacent vanity unit with inset basin, tiled splashback and cupboard over. Radiator.

Bedroom 3 12'10" x 10'9" (3.91m x 3.28m) *widening to 11'3" (3.43m)*. Dual aspect. Door to eaves storage. Vanity unit with inset basin, cupboard beneath, tiled splashback. TV aerial point. Radiator.

Bathroom White suite comprising bath, fully tiled shower cubicle with Aqualisa fitment and rain water shower head. Inset basin, tiled top, cupboard beneath. Wall mirror, strip light over. Shaver point. Built-in wall cupboard. Heated ladder towel warmer/radiator. Radiator. Eaves storage cupboard with shelving. Half tiled walls.

OUTSIDE

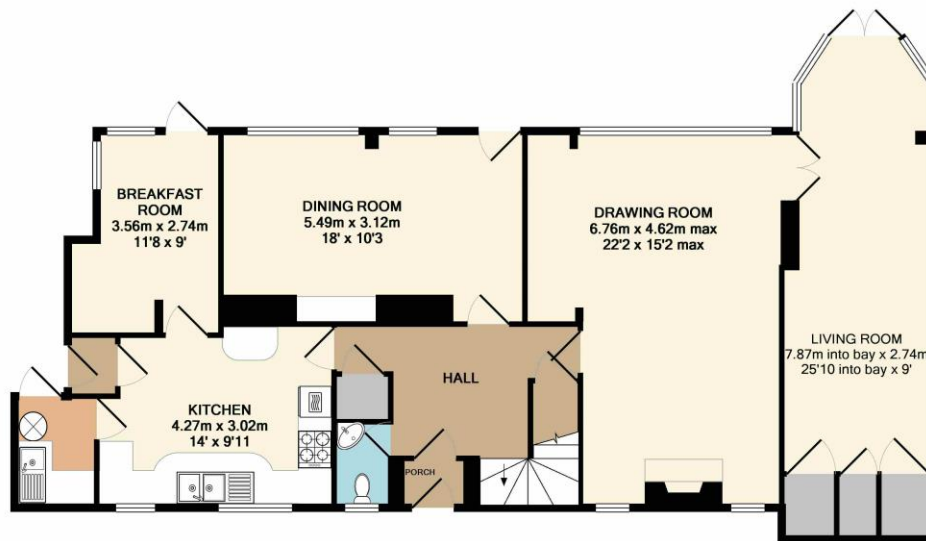
Detached Brick Built Garage Adjacent hardstanding space with five-bar gate. Approached by a:

Carriage Driveway with central well tended lawn with rose beds and specimen evergreens. Deep herbaceous borders on each side containing a variety of matures shrubs, hedges and small trees. Covered Area with wrought iron gates to rear garden.

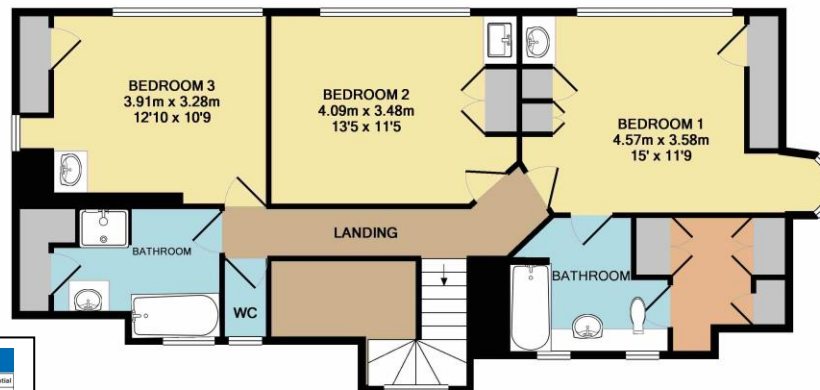
Beautiful South Facing Gardens Extending to About 0.8 of an Acre Arranged with wide well tended sweeping lawns with shaped herbaceous beds and borders planted with an abundance of colourful flowers, shrubs and small trees. Wide natural stone sun terrace extending the width of the house with mature wisteria, central steps flanked by flower beds. Feature fish pool and rock garden enclosed by extremely well stocked beds containing a wide variety of flowers, plants and shrubs including heathers, azaleas, pieris, palms, acer,

lilies. 2 large timber arbours clad with climbing roses and clematis. Central paved terrace flanked by deep herbaceous beds, adjacent **orchard** with a variety of fruit trees. Large **kitchen garden** with vegetable and soft fruit beds at the far end. Ornamental cabbage bed. Further mature bed to the far corner containing specimen trees, variety of holly trees and hydrangeas. **Workshop/Shed** 17'5" x 8'4" (5.31m x 2.54m) Light and power points. The gardens are fully enclosed by mixed clipped hedging offering shelter and seclusion.





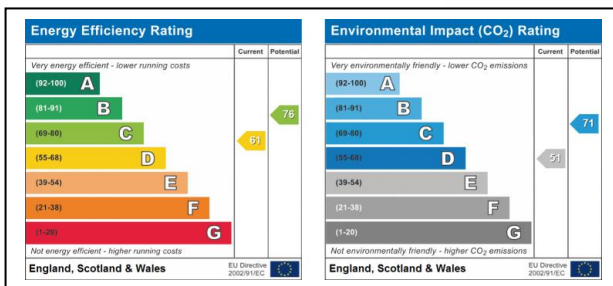
GROUND FLOOR
APPROX. FLOOR
AREA 109.9 SQ.M.
(1183 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 82.2 SQ.M.
(885 SQ.FT.)

TOTAL APPROX. FLOOR AREA 192.1 SQ.M. (2068 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. Made with Metropix 02/09



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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