



**Furnival Cottage**  
Cuckfield Road, Ansty, RH17 5AG



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Guide Price £575,000

This most attractive 1930's bay fronted semi detached house of character occupies a delightful village location featuring a beautiful 92 foot east and south facing rear garden. The house has been extended to the ground floor to create a good size kitchen and utility area and there is excellent scope for a further extension to the side or rear subject to obtaining the usual planning consents. This well presented family home has the benefit of oil central heating and is mostly double glazed and incorporates 3 bedrooms, bathroom, fine sitting room, separate dining room, good size kitchen/breakfast room, utility room and downstairs cloakroom. There is a wide drive and parking area at the front offering space for 6 vehicles and the delightful garden arranged mainly as lawns with paved sun terrace includes 2 timber sheds, summerhouse and good size workshop/recreation room.

Situated in this popular village location close to several footpaths offering a natural venue for countryside walking. Ansty lies 1.4 miles south west of the historic village of Cuckfield with its good local shops, amenities and well regarded Holy Trinity and Warden Park Schools, Haywards Heath (2.8 miles) and Burgess Hill (3.5 miles) both offer a wide variety of shops, array of restaurants, leisure facilities and a mainline station providing a fast and frequent service to central London (Haywards Heath to Victoria/London Bridge 42-45 minutes). The A23 lies less than 2 miles to the west providing a direct route to the motorway network, Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is within an easy drive.





## GROUND FLOOR

**Recessed Porch** Double glazed replacement front door to:

**Hall** Understairs cupboard. Radiator. Wood effect Amtico style flooring.

**Cloakroom** Low level wc. Double glazed window. Wood effect Amtico style flooring.

**Sitting Room** 12'4" x 12'4" (3.76m x 3.76m) Most attractive brick fireplace with cast iron wood burner, adjacent recess for log storage. Recessed storage cupboards with glazed doors. TV aerial point. Wide double glazed bay window to front. Radiator.

**Dining Room** 11'11" x 10'10" (3.63m x 3.30m) Double glazed sliding door to terrace and rear garden. Brick fireplace with moulded timber surround. Radiator. Natural timber floor.

**Kitchen/Breakfast Room** 16'2" x 7'9" (4.93m x 2.36m) Double aspect. Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers and wine rack beneath. Long fitted worktop, cupboards and drawers beneath. Built-in **electric double oven**, fitted **4 ring halogen hob** with brushed steel extractor hood over. 2 glazed cabinets with drawers beneath. Recessed base unit with shelf over. Further wall unit. Double glazed window. Part tiled walls. Radiator. Vinyl flooring. Glazed panelled door to:

**Utility Room** 7'10" x 3'9" (2.39m x 1.14m) Fitted worktop with oil fired boiler and plumbing for washing machine under. Space for upright fridge/freezer. Ample coat hanging space. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch to part floor boarded loft space. Tall fitted shelved storage cupboard.

**Bedroom 1** 12' x 9'10" (3.66m x 3m) Enjoying a lovely outlook over the rear garden. Built-in double wardrobes with cupboards over. Built-in airing cupboard housing pre-insulated hot water tank, cupboard over, central high level cupboard. Double glazed window. Radiator.

**Bedroom 2** 12'11" x 11' (3.94m x 3.35m) Wide double glazed bay window to front. 2 wall light points. Radiator.

**Bedroom 3** 7'4" x 6'11" (2.24m x 2.11m) Fitted wall cupboards. Double glazed window. Radiator.

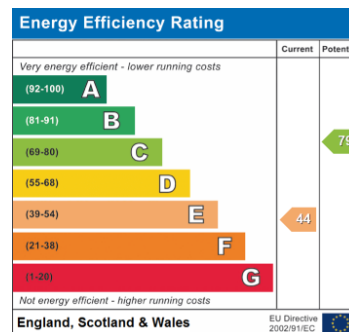
**Bathroom** White suite comprising bath with mixer tap and shower attachment, independent Triton T80 shower fitment, fitted curtain and rail, pedestal basin, close coupled wc. Secondary double glazing. Radiator. Part tiled walls. Wood effect Amtico style flooring.

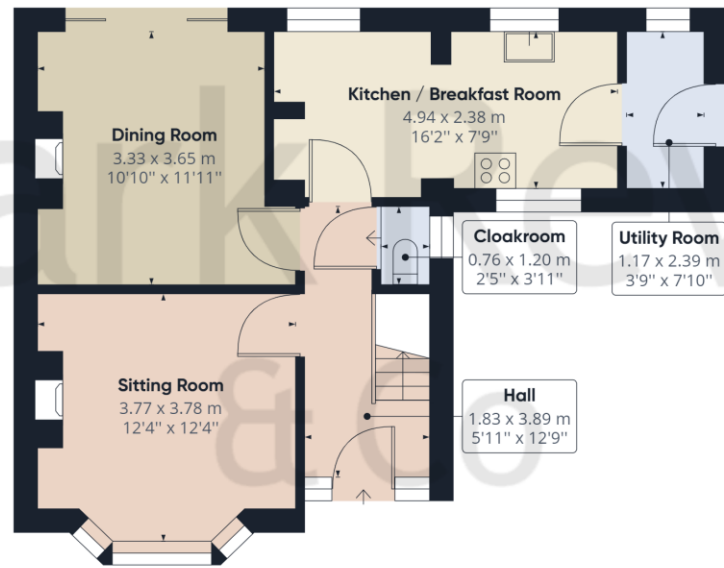
## OUTSIDE

**Drive and Parking Area to the Front** Offering space for 6 vehicles. Timber entrance gate.

**Front Garden** Neatly laid to lawn areas with clipped hedging to the front boundary with hydrangea, oil storage tank concealed by wisteria clad trellis. Side access with gate to:

**Lovely East and South Facing Rear Garden** About 92 feet (28.04m) in length. Arranged mainly as a lawn on two levels with natural stone retaining wall, paved terrace adjacent to the house with L shaped brick flower planter and trellis, adjacent path with deep herbaceous bed. Stone filled path extending along one side with adjacent well stocked colourful flower and shrub border providing access to **large timber outbuilding** with power and light points, divided into two areas presently used as a workshop and recreation room. Weeping willow tree. **Summerhouse** with power and light points, further **timber shed** also with power and light points. Additional **timber shed** to the side. The garden is fully enclosed by timber fencing with post and rail fence at the far end.

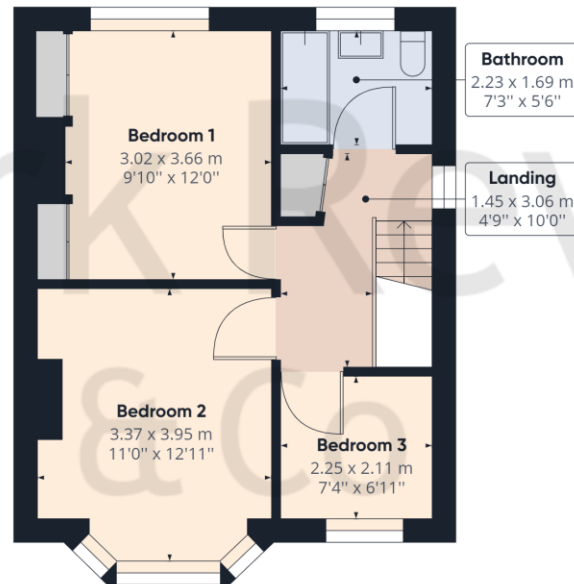




Ground Floor Building 1

Approximate total area<sup>(1)</sup>

934.73 ft<sup>2</sup>  
86.84 m<sup>2</sup>



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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