



Little Stroods

Whitemans Green, Cuckfield, West Sussex. RH17 5DA



Mark Revill & Co

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Guide Price £600,000

This superb individual single storey detached home occupies a delightful edge of village location and enjoys a lovely 70 foot level south facing rear garden. This unique home has the benefit of gas fired central heating and double glazing and incorporates a fine open plan bespoke kitchen complete with appliances with living/dining room with wood burning stove and wide opening to a sitting room overlooking the rear garden, there are 3 bedrooms, a refitted bathroom and a good size utility room. A gravel forecourt to the front provides parking for 2-3 vehicles and there is excellent scope for extension or enlargement subject to obtaining the usual planning consents.

Situated in this sought after village location adjacent to Whitemans Green offering a natural venue for countryside walks and within easy reach of the village High Street with its local shops, inns and historic parish church. The well regarded Holy Trinity Primary School and Warden Park are close at hand whilst Haywards Heath is 2.4 miles to the south east providing a wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore



and a mainline station offering a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The A23 lies 4 miles to the west providing a direct route to the motorway network, Gatwick Airport is less than 12 miles to the north, Crawley is 9 miles distant and the cosmopolitan city of Brighton and the coast is 17.5 miles to the south.

Spacious Split Level Entrance Hall 17'5" x 12' maximum (5.31m x 3.66m) L shaped. Double glazed entrance doors flanked by tall double glazed windows. Good size built in storage cupboard, adjacent base level storage cupboard with timber top. Glazed lantern. Double glazed window. Oak flooring.

Superb Open Plan Kitchen with Living/Dining Room 17'9" x 15'10" (5.41m x 4.83m)

Kitchen Well fitted with an attractive range of hand painted wooden units with granite work surfaces and upstands comprising inset deep double enamel sink with adjacent L shaped work top, cupboards and integrated **dishwasher** under. Built in AEG brushed steel **electric oven**, Neff **4 ring induction hob** and concealed extractor hood over flanked by wall cupboards. Integrated AEG tall **fridge**, adjacent pull out larder unit, further base unit. Morro cast iron **wood burning stove** on quadrant granite hearth with patterned tiled surround. Double glazed Velux window. TV aerial point. Double glazed window. 2 radiators. Oak flooring. Wide opening to:

Sitting Room 11'5" x 10'9" (3.48m x 3.28m) A double aspect room with double glazed casement doors to rear garden. Double glazed window. Oak flooring.

Bedroom 1 12'4" x 10'6" (3.76m x 3.20m) Enjoying an outlook over the rear garden. Range of fitted wardrobes including 2 double and central single unit with mirror door. Double glazed and Velux windows. Radiator.

Bedroom 2 13' x 8'5" (3.96m x 2.57m) Double aspect. 2 fitted double wardrobes with cupboards over. 2 double glazed windows. Radiator.

Bedroom 3 12' x 8' (3.66m x 2.44m) Built in wardrobe. Double glazed window. Radiator.

Bathroom White suite comprising shaped bath with mixer tap and independent shower over, glazed shower screen, wc with concealed cistern, counter mounted basin with single lever mixer tap, cupboard beneath. Wall cupboard, mirror and pelmet with lighting. Double glazed window. Fully tiled walls. Vinyl flooring.

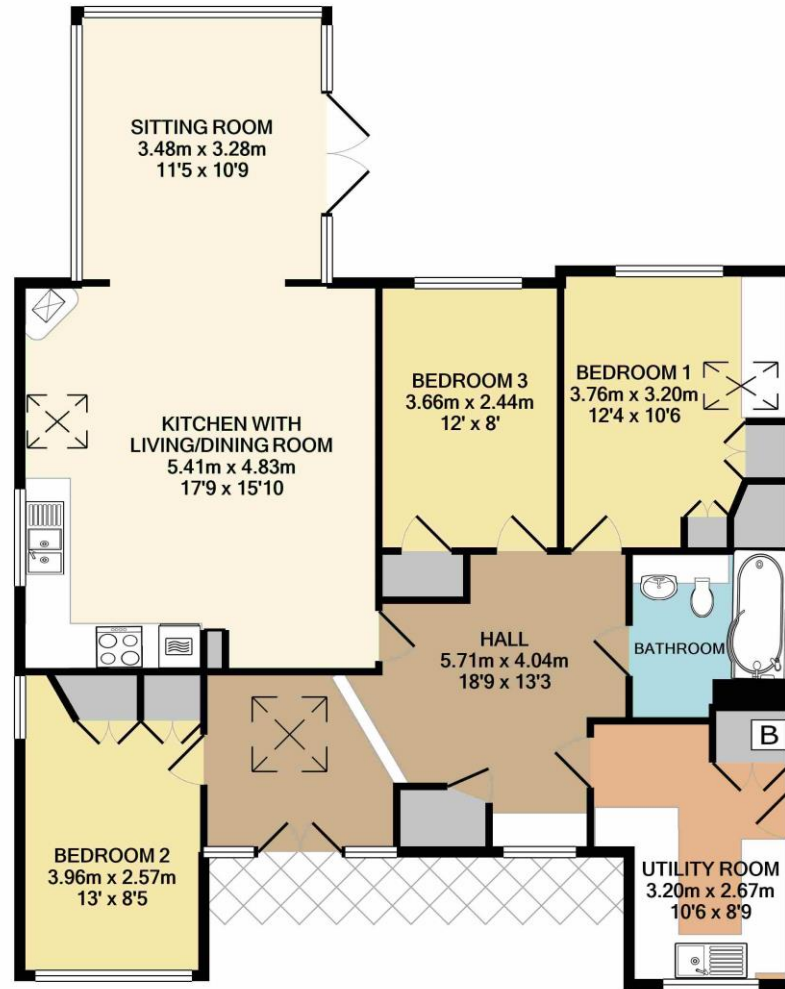
Utility Room 10'6" x 8'9" (3.20m x 2.67m) Inset composite sink with single lever mixer tap, extensive adjacent work surfaces, cupboards and appliance space with plumbing for washing machine beneath. Corner unit with oak top. Large built in storage cupboard housing gas boiler. Base unit with cupboards under, glazed cabinet over. Further ranges of wall cupboards, window pelmet with lighting. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed door to outside.

OUTSIDE

Gravelled Parking Area to the Front Offering space for 2-3 vehicles.

Lovely South Facing Rear Garden About 70 feet (21.34m) in length. Arranged mainly as level lawn with mature silver birch, paved sun terrace adjacent to the property, paved path to one side with adjacent border planted with fruit trees and lavender. Good size **timber shed**. Further **timber shed**. The garden is fully enclosed by close boarded fencing. Side access on either side with gate.





TOTAL APPROX. FLOOR AREA 99.5 SQ.M. (1071 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 mis-statement. 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.
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