



3 Woodhall Close
Cuckfield, RH17 5HJ

■ ■ ■ Mark Reville & Co

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Guide Price £800,000 Freehold

This attractive Georgian-style four double bedroom detached family home occupies a generous plot on the eastern fringes of the highly sought-after village of Cuckfield. Built in the early 1970s, the property has been exceptionally well maintained and significantly improved by the present owners, including a thoughtful remodeling of the ground floor to maximize both space and practicality. The spacious accommodation comprises a welcoming entrance hall, refitted cloakroom, bay fronted sitting room with feature fireplace opening into a separate dining/family room with patio doors to the rear garden, and a beautifully refitted Shaker style kitchen with integrated appliances, ample worktop space and room for a dining table and chairs. A separate utility room, forming part of the integral garage, provides additional storage, a sink, space for domestic appliances and houses the gas fired boiler. The first floor offers a part-galleried landing with access to the insulated and boarded loft, providing excellent storage and potential for conversion, subject to the necessary consents. The principal bedroom benefits from fitted wardrobes and a stylish refitted en suite shower room, while three further double bedrooms are served by a modern family bathroom. Further benefits include gas fired central heating, uPVC double glazing, cavity wall insulation and generous room proportions throughout. There is excellent scope to further enlarge the property by extending to the rear or converting the loft, subject to the usual consents. Offered with no onward chain, the property is approached via a private driveway providing ample off road parking and access to the integral garage/workshop with electric roller door, power and lighting. The front garden is laid to lawn with gated side access to the rear, where a beautifully maintained, fully enclosed garden enjoys a high degree of privacy and features a large porcelain paved terrace, level lawn and colourful, well established flower and shrub borders, and a garden shed/store down the side, creating an ideal setting for outdoor dining and family entertaining.

Woodhall Close is situated in a highly regarded residential close on the eastern side of the picturesque village of Cuckfield, within easy walking distance of the historic High Street with its excellent selection of independent shops, cafés, restaurants, traditional inns, local amenities and parish church. Highly regarded schools, including Holy Trinity CE Primary School and Warden Park Secondary Academy, are both close by, while numerous public footpaths and bridleways provide easy access to the surrounding Sussex countryside. Haywards Heath lies just over two miles to the east, offering a comprehensive range of shopping, leisure and recreational facilities together with a mainline railway station providing fast and frequent services to London (Victoria/London Bridge 42-45 minutes). The A23 is approximately 3 miles to the west, providing excellent road connections to the M23, M25.







Ground Floor



Floor 1



Approximate total area^m

1500 ft²
139.3 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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