



**Staplefield Road,
Cuckfield,
RH17 5JE**

**Guide Price
£650,000 - £675,000**

PROPERTY - This period cottage is an attractive, Edwardian family home that combines early 20th-century period charm with modern, versatile living.

The ground floor boasts a welcoming entrance hall on the northeast elevation, with a convenient cloakroom to the right. To the left is a bright, comfortable sitting room that flows seamlessly through a connecting door into the dining room. The dining room links back around directly into the kitchen.

On the first floor, the landing provides access to three good-sized family bedrooms and a modern family bathroom. Stairs rise again to the second floor, which hosts a versatile and spacious fourth bedroom.

A standout feature of this property is the incredible scope to add value and expand.

Mid Sussex District Council had granted planning permission under application DM/21/2761 to construct a fantastic 8m x 4.9m single-storey rear extension (expired Sept 2024). Complete with bi-fold doors and roof skylights, this will create an exceptional, contemporary daytime living kitchen/diner designed to perfectly frame the stunning views across the land. The consent also permitted the conversion of the existing timber garages and store into a premium home office and garden room.

OUTSIDE, GARDENS & PADDOCK - Approached via a shared driveway the property opens up onto an expansive private gravel driveway with ample parking and turning space for several vehicles. The outbuildings comprise a substantial timber block offering a double garage and a lockable workshop/gym. The property sits in overall grounds of about 0.75 of an acre. Directly across from the driveway lies the enclosed paddock, extending to approximately half an acre. It is laid to grass and features a delightful small orchard. Enjoying spectacular westerly views over the adjoining farmland, this area is ideal for recreation, a secure dog run, or a smallholding—with plenty of space for a stable or field shelter (STPP). For those requiring more space, the outer areas of the field may be available to rent from the neighboring farmer, potentially taking the total holding up to an acre.

LOCATION - a mile and a half from the historic Cuckfield High Street, offering an array of boutique shops, cafes, and local schooling—including Holy Trinity Primary and the renowned Warden Park Secondary Academy. Haywards Heath is minutes away by car, providing Supermarkets, social scene along The Broadway, and the Princess Royal Hospital.

TENURE - Freehold





Buses

1 minute walk



Shops

1.2 miles



Trains

Haywards Heath
3.9 miles



Airport

Gatwick
miles



Roads

A23/ M23
1.1 miles



Sport & Leisures

Cuckfield Golf
0.8 miles



Rental Income

£tbc pcm



Schools

Holy Trinity Primary
Warden Park Academy



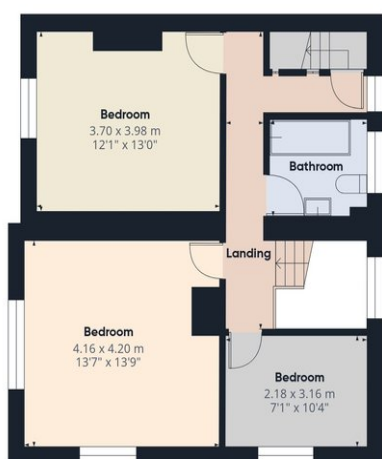
Fibre Broadband

Up to
1600 Mbps



Council Tax

Band C



Approximate total area⁽¹⁾
168.9 m²
1817 ft²

Reduced headroom
0.9 m²
10 ft²

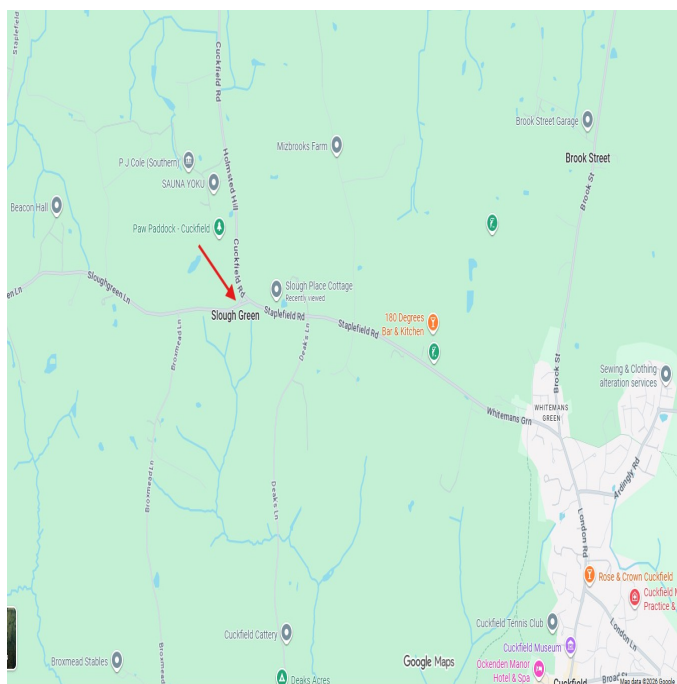
(1) Excluding balconies and terraces

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

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

GIRAFFE360

Map Location



Total Approximate Floor Area
1817 ft² / 168.9 m.sq.

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

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