

Hamptons

INTERNATIONAL



Warden Court, Cuckfield, RH17

4  3  3 

GUIDE PRICE

£1,480,000

(£1,475,000)

Property details



Key features

- **Detached**
- **Kitchen**
- **Utility room**
- **Dining room**
- **Garden room**
- **Living room**
- **Principle suite with dressing area**
- **Three further bedrooms**
- **Two en suites**
- **Family bathroom**

Warden Court, Cuckfield, RH17

4  3  3 

GUIDE PRICE

£1,480,000

(£1,475,000)

Description

An exceptional four-bedroom detached family home, enviably positioned within a peaceful cul-de-sac in the highly sought-after village of Cuckfield. Having been extensively refurbished and thoughtfully extended, the property now offers beautifully appointed, light-filled accommodation designed perfectly for modern family living. Approached via a spacious driveway providing parking for multiple vehicles, the home also benefits from a double garage and enjoys convenient access to the village's excellent local shops, reputable schools, mainline train connections for commuters, and the glorious surrounding countryside walks that make this area so desirable. The accommodation is both elegant and practical. A welcoming central hallway creates an immediate sense of space and quality, complete with a convenient downstairs cloakroom. To the rear of the property lies the true heart of the home - a spectacular, contemporary kitchen fitted to an exceptional standard, complemented by a separate utility room. Bi-folding doors open directly onto the garden, flooding the space with natural light and seamlessly blending indoor and outdoor living. The kitchen flows effortlessly into the dining area, which also features its own set of bi-folding doors overlooking the garden - ideal for entertaining and family gatherings alike. Leading on from the dining space is a further reception room, beautifully designed with windows and doors to multiple aspects, allowing light to pour in throughout the day and creating a wonderfully airy and versatile living space. To the front of the property, the formal living room provides a cosy yet refined retreat, complete with a charming feature log burner. Upstairs, the sense of space continues. The impressive principal suite offers a luxurious sanctuary, complete with a dressing area and a large, well-appointed en suite bathroom. A generous guest bedroom also benefits from its own en suite, while two further well-proportioned bedrooms are served by a stylish family bathroom. Outside Externally, the expansive garden, set within a generous plot of approximately three-quarters of an acre, offers superb space for families, entertaining, or simply enjoying the tranquillity of this idyllic setting. Combining contemporary elegance with practical design, 4 Warden Court represents a rare opportunity to acquire a truly outstanding home in one of the area's most desirable villages. Situation The property is located in the popular village of Cuckfield which has a good range of amenities including a convenience store, petrol station, medical centre, several public houses, restaurants and a hotel with spa. More comprehensive facilities may be found in Haywards Heath with its wide range of shops, restaurants, bars and modern leisure centre. The A23 offers a direct route to the motorway network, the coast, and Gatwick and Heathrow airports. Haywards Heath has a mainline railway station, which is approximately 2.5 miles away, with a fast and frequent commuter service to London (Victoria and Thameslink to London Bridge from 42 minutes), Brighton and Gatwick. Property Ref Number: HAM-62975 Additional Information Council tax band: F Mid Sussex District Council Utilities: Main gas and main drainage Air conditioning in main bedroom. Underfloor heating in garden room and kitchen.







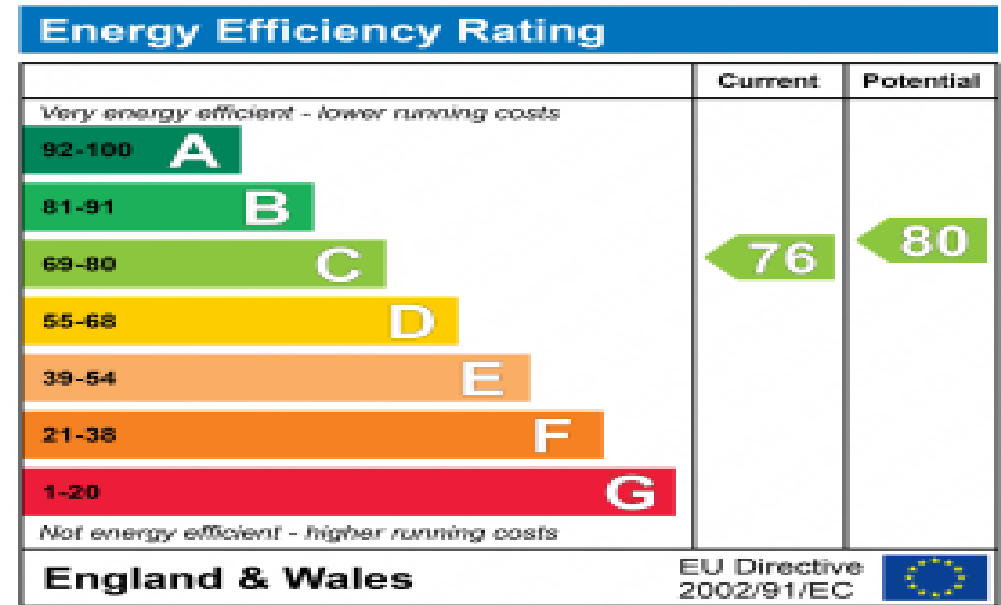






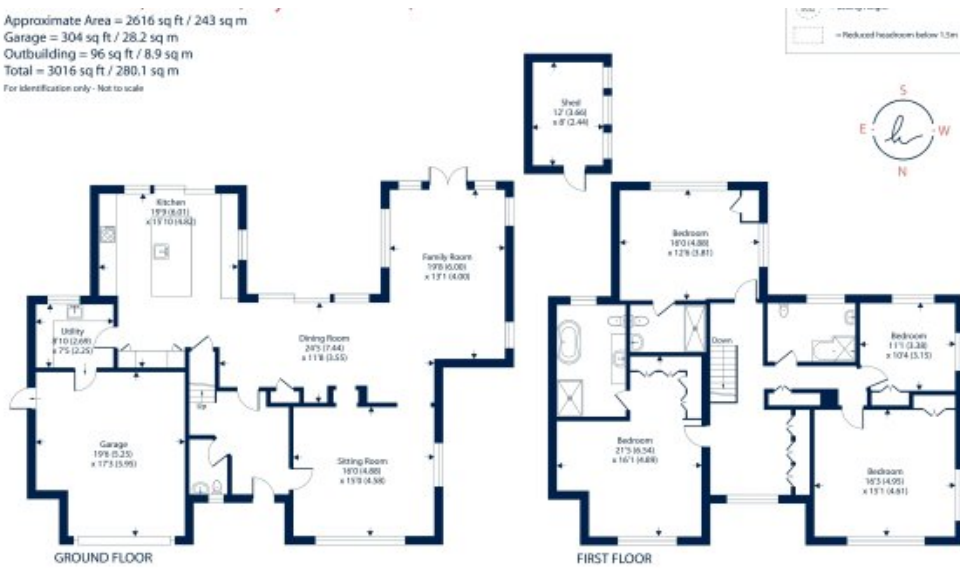






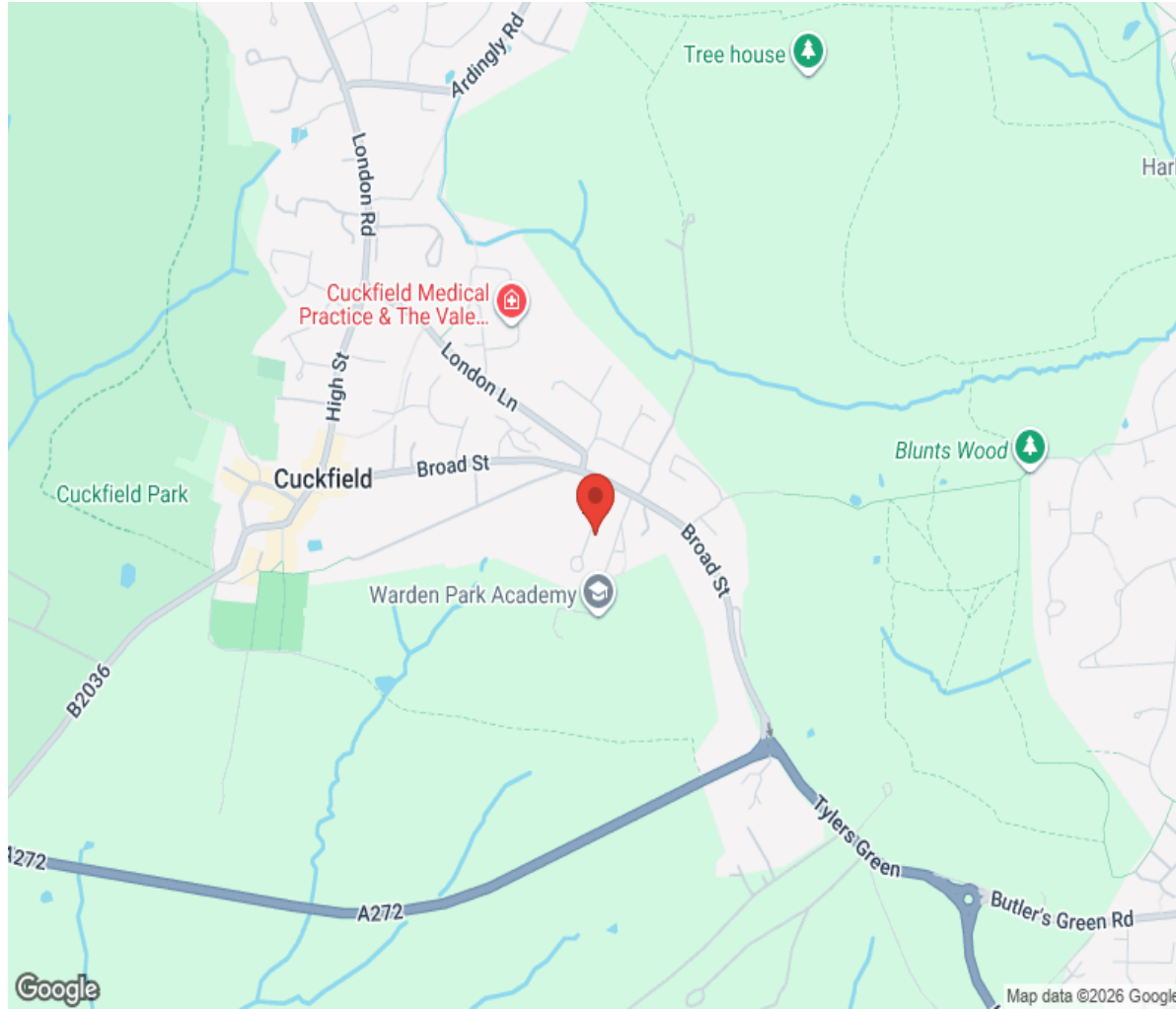
Floor plan

Approximate Area = 2616 sq ft / 243 sq m
Garage = 304 sq ft / 28.2 sq m
Outbuilding = 96 sq ft / 8.9 sq m
Total = 3016 sq ft / 280.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com