



# Well-presented detached modern family home

**Buttinghill Drive, Cuckfield, Haywards Heath, West Sussex, RH17**

Freehold









Entrance hall • Sitting room • Dining room • Music / family room • Kitchen and breakfast room • Cloakroom • Principal bedroom with dressing area and en suite bathroom • 4 further bedrooms (1 en suite) • Bathroom • Double garage • Front and rear gardens • EPC rating B

### Local Information

10 Buttinghill Close is located in a close, adjacent to an open green, in the village of Cuckfield, a thriving village with an active community to the west of Haywards Heath in the High Weald Area of Outstanding Natural Beauty.

The house benefits from easy access to a network of footpaths into the surrounding countryside, as well as being within easy reach of Cuckfield's local amenities including a convenience store, petrol station, medical centre, variety of independent village shops, public houses, restaurants and a hotel and Spa. Comprehensive shopping is at Haywards Heath, Crawley and Brighton.

There are many leisure activities available within the village, at youth and adult levels, including golf, rugby, cricket and local theatre. Across Sussex, activities include riding on Ashdown Forest, for which a permit is required, sailing at Ardingly and golf across the county.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events

Transport: There is a fast and frequent commuter service from

Haywards Heath (2.5 miles distant) with services to London Bridge/Victoria from 42 minutes. Gatwick airport 12 miles.

Schools: There is an excellent range of educational facilities locally, in both the private and state sectors. They include Holy Trinity primary and Warden Park secondary schools in Cuckfield, Great Walstead, Cumnor House, Handcross Park School, Burgess Hill School for Girls, Brighton College, Ardingly College and Hurstpierpoint College.

### About this property

10 Buttinghill Drive is a modern detached family home built in 2014, ideally situated in a no-through road on the northern edge of the popular village of Cuckfield.

The floor plan gives a comprehensive overview of the full extent and layout of the well-proportioned accommodation, which is neutrally decorated throughout and extends to nearly 2,000 square feet.

There are three reception rooms on the ground floor; the elegant sitting room has double doors opening to the formal dining room, which in turn opens to the kitchen creating a good flow between the main living spaces; the third reception is a versatile music/family room.

The kitchen has French doors to the garden and is fitted with a





range of stylish cream-coloured modern units, granite worktops and integrated appliances; there is ample space for a breakfast table.

The five bedrooms are arranged over the upper two floors, and include a spacious principal bedroom with dressing area fitted with wardrobes and an en suite bathroom with suite including a bath and separate shower cubicle.

The four further bedrooms, one of which is currently used as an office/family room, are served by a family bathroom and an en suite shower room to one of the second floor rooms, lending itself as an ideal guest bedroom.

#### **Outside**

To the front of the house is a small gravelled front garden, enclosed by beech hedging and with a central path leading to the front door. The driveway, which offers parking for at least two vehicles, lies to the side of the house ahead of the attached double garage.

The fence-enclosed, south east facing rear garden is laid to lawn, edged by flower and shrub borders and with a paved patio lying adjacent to the house.

#### **Services**

Gas fired central heating. Mains gas, electricity, water and drainage.

#### **Outgoings**

Mid Sussex District Council, 01444 458166. Tax band G.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

#### **Viewing**

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

#### **Tenure**

Freehold.







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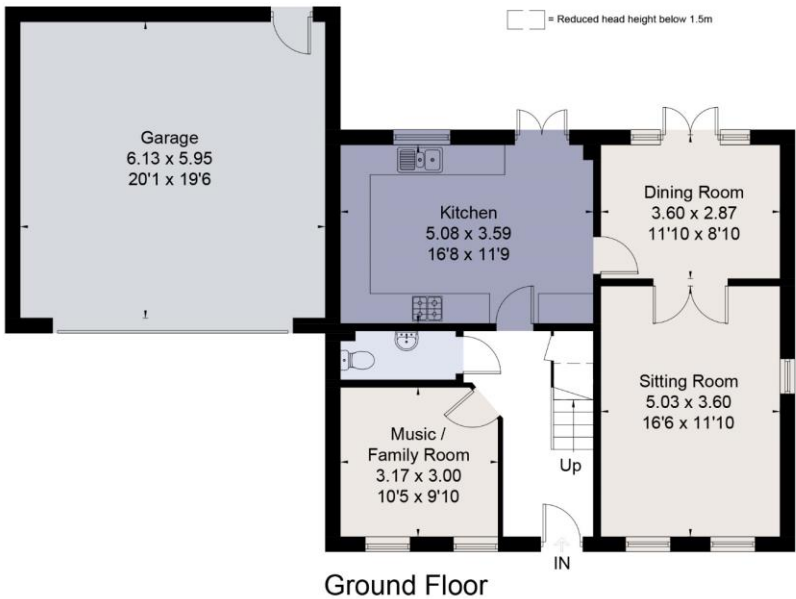


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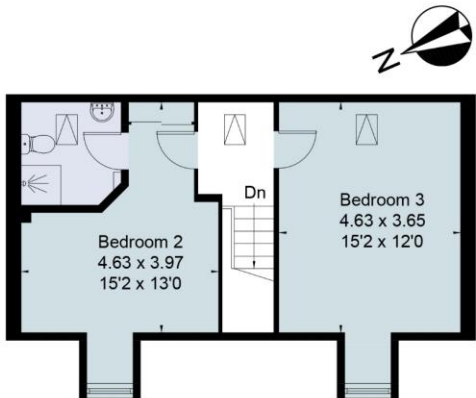
savills.co.uk

**Rohan Vines**  
Haywards Heath  
**+44 (0) 1444 446 000**  
rvines@savills.com

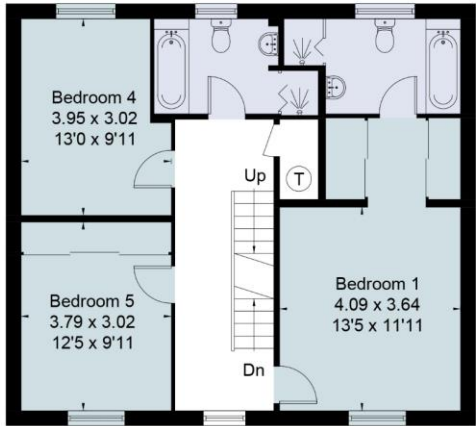
Approximate Area = 182.7 sq m / 1966 sq ft  
Garage = 36.5 sq m / 393 sq ft  
Total = 219.2 sq m / 2359 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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Ground Floor



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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