



Detached Victorian house with off-street parking

Ashton House, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5BY

Guide Price £1,250,000 Freehold



Entrance hall • Sitting / dining room • Snug • Garden room
 • Kitchen/breakfast room • Mezzanine study • Principal
 bedroom with dressing room and en suite shower room • Four
 further bedrooms • Bathroom • Shower room • Cloakroom
 • Garden office • Timber sheds • Off street parking • Garden
 • EPC rating F (TBC)

About this property

Situated in prominent position on Whitemans Green, at the top of the village, Ashton House is a detached Victorian property with red brick elevations under a slate tiled roof. The house was once a bakery and more recently an antiques shop, and was converted to residential use in 1995; it now offers well-presented family accommodation arranged over three floors, with plenty of reception space, a study area and five bedrooms.

The floorplans offer a comprehensive overview of the full layout and extent of the house; to the front of the house, lying off the entrance hall, is a superb, dual aspect open plan sitting/dining room, with two tall bay windows and a fireplace set with a woodburning stove in the sitting room, and a fireplace with tiled surround in the dining room.

The entrance hall leads on to a snug / TV room, with doors to the side courtyard garden; the snug in turn leads to the kitchen/breakfast room, a striking room well – suited to day to day life, with a vaulted ceiling and a spiral staircase connecting to the mezzanine study.

The kitchen has space for a range cooker, and is fitted with an excellent range of bespoke wall hung and under counter cabinets with granite worktops. It is open to the utility area.

Beyond the kitchen is the garden room, an impressive room converted from the original stables, offering plenty of space to entertain and a woodburning stove. A cloakroom completes the ground floor.

On the first floor, the principal bedroom has a dressing room and en suite shower room, there are two further bedrooms on this floor, together with the family bathroom and a sperate shower room. On the second floor are two bedrooms, and storage cupboards.

The house is set slightly back from Whitemans Green with a low brick wall enclosing the front garden which is planted with flowering shrubs. To the side of the house is the driveway, which provides off street parking and has an electric vehicle charging point fitted.





A wrought iron pergola and wooden gate open to the south facing brick paved side courtyard garden, which is accessed from the snug and the kitchen ; this leads in turn to the pretty rear garden which opens out to double width. The garden is fully enclosed and mainly laid to lawn, with low level box hedging providing a point of interest and well-stocked flower beds to the sides. There is an array of climbing plants planted against the house and the side brick wall.

The detached home office is a recent addition, and is suitable for working from home full time, with power and heating connected. The garden is served by two timber sheds and a woodstore, and the plot extends to just under a fifth of an acre (about 0.17 of an acre).

Local Information

Situated in Cuckfield, a thriving village with an active community to the west of Haywards Heath, in the High Weald Area of Outstanding Natural Beauty. Cuckfield offers a number of local amenities including a convenience store, petrol station, medical centre, variety of independent village shops, public houses, restaurants and a hotel and spa; Haywards Heath offers more shopping facilities including Waitrose, a leisure centre and a mainline railway station.

Crawley and Brighton are within 10 and 15 miles respectively.

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.

Spa and country house hotels include Ockenden Manor in the village, Alexander House, Ashdown Park, Gravetye Manor and South Lodge.

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, which is just over two miles distant, with services to London Bridge/Victoria from 42 minutes. Gatwick airport 13 miles.

Schools

There is an excellent range of schools in the area, both state and private, including Holy Trinity CEP School and Warden Park Secondary Academy in Cuckfield, Haywards Heath College, Great Walstead, Cumnor House, Handcross Park School, Burgess Hill Girls, Brighton College, Ardingly College and Hurstpierpoint College.

All times and distances are approximate.

Directions

Take the B2272 Butler's Green Road west towards Cuckfield, and at the roundabout take the second exit on to the A272 Tylers Green. At the next roundabout take the second exit into the B2184 Broad Street, and turn right on to London Lane, and then right on to London Road. Keep forward passing Manor Drive on the left; Ashton House is the fourth on the left.

Services

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

Outgoings

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

Energy Performance

The energy performance certificate is being reassessed. A copy of the current 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.





Approximate Area = 279.5 sq m / 3009 sq ft
Including Limited Use Area (9.0 sq m / 97 sq ft)
Office = 8.4 sq m / 90 sq ft (Excluding Sheds)
Total = 287.9 sq m / 3099 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	37	59
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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