



Extremely well presented detached family home in a sought-after private road on the edge of Cuckfield

Merlewood, Copyhold Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5EB

Guide Price £2,000,000 Freehold





Entrance hall • Sitting room • Dining room • Snug/playroom • Kitchen, dining and family room • Study • Utility room • Cloakroom • Principal bedroom with en suite bathroom • Four further bedrooms • Bathroom • Shower room • Detached garden room/home office • Garage • Large driveway • Two raised terraces, one with hot tub • Mature garden • Just under half an acre in all • EPC rating D

About the property

Merlewood is ideally situated: slightly elevated in well-enclosed gardens, in a sought-after private road. Its location is semi-rural and yet not remote, being within just four minutes' drive of both the bustling village of Cuckfield and its many village amenities, and Haywards Heath with its mainline station.

Merlewood dates from the 1930s and has been subsequently extended and improved over time - including a wonderful kitchen, dining and family area created by the current owners - resulting in a superb family home extending to approximately 3,021 square feet.

The front door opens to an entrance hall, off which lies a cloakroom and the formal dining room (a versatile third reception room). The two other reception rooms and the kitchen are arranged along the rear of the house, all with a lovely aspect over the garden and beyond, all with patio doors opening to the terrace, allowing the outside in. The spacious and elegant dual aspect sitting room features a large stone Minster fireplace; glazed double doors open to a dual aspect snug/playroom, in turn leading to the study.

The wonderful kitchen, dining and family room has been beautifully fitted with a unique

range of hand-built solid wood cabinetry and a central island, with quartz worktops and an extensive range of integrated appliances; there is ample space for a large dining table and sofas. The room is flooded with natural light by way of a large roof lantern and bi-fold doors opening to the terrace, which create an almost seamless flow from the house to the garden. Lying off the kitchen is a utility room of generous proportions with plenty of cupboard space, plumbing for laundry appliances and a courtesy door to the integral garage.

There are five double bedrooms on the first floor, including an excellent principal suite comprising a generous bedroom with fabulous views, lots of fitted storage space and a fully tiled en suite bathroom including a bath and separate shower. The remaining four bedrooms are served by a family bathroom and separate shower room, both fitted with stylish modern suites. Bedroom five is currently used as a second study.

Outside

Merlewood sits in a plot of just under half an acre, with the house in an elevated position allowing some lovely views over the garden to the sunsets in the west.



The house is accessed from the lane through brick pillars, opening to a generous block paved driveway ahead of the house and integral garage.

A large paved terrace extends across the entire rear of the house, edged by outside lighting and offering a generous space for outside entertaining. Steps descend to the gently sloping lawn, which is dotted with shrubs and fruit trees and edged by high beech hedging and rhododendron, giving a high degree of privacy and seclusion. A second terrace is situated halfway down the garden, on which is the detached garden room and a sunken hot tub. The heated garden room is very well appointed, with power and Wi-Fi connected, offering the versatility to be used as an outdoor entertaining space, home office or gym.

Beyond the garden room are two timber storage sheds and a summer house with power connected, a greenhouse (in need of some repair) and a screened kitchen garden.

In all, about 0.44 of an acre.

Agent's Note

Copyhold Lane is a private road for which there is an annual contribution for maintenance. The current charge is £117.19 per annum.

Local information

Merlewood is situated on Copyhold Lane, a popular private road between Cuckfield and Haywards Heath, adjacent to fields and open countryside.

Cuckfield is a thriving village with an active community in the High Weald Area of Outstanding Natural Beauty; the house benefits from good 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.

Transport: There is a fast and frequent commuter service from Haywards Heath (1.5 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.

Services

Mains gas fired central heating to radiators and under floor. Electric under floor heating in the bathroom and shower room. Mains electricity and water. Private 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.





Merlewood, Copyhold Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5EB



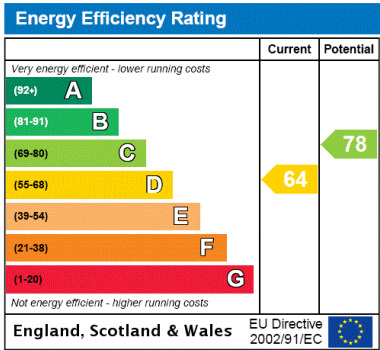
savills | savills.co.uk

Rohan Vines
Haywards Heath
01444 446 000
rvines@savills.com

Approximate Area = 280.7 sq m / 3021 sq ft
Garage = 24.2 sq m / 260 sq ft
Garden Room / Home Office = 16.6 sq m / 179 sq ft
Total = 321.5 sq m / 3460 sq ft
Including Limited Use Area (5.2 sq m / 56 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 311471



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20230110JRCK. Photographs taken: January 2023.

Cladding We have been told that this property has no cladding. Purchasers should make enquiries about the external wall system of the property, if it has cladding and if it is safe or if there are interim measures in place.

