





# Welcome Home

Welcome to Webster House – a substantial and beautifully presented semi-detached family home that enjoys a totally hidden, tucked away position in the sought after Whitemans Green area of Cuckfield – one of the most desirable villages in Mid Sussex.

The home sits behind a gated entrance and has been greatly improved in recent years to offer spacious (1,722 sq ft), light, airy accommodation that is perfect for both entertainment and modern family living.







## Open Plan Living

Upon entry you're welcomed by an impressive hallway that sets the tone with what lies beyond.

It is, without doubt, the open plan living/dining/kitchen that is the true wow-factor area of this home.

Formerly two separate rooms, our clients have opened up the space to create an exceptional 36ft living space that is bathed in a natural light and has Amtico flooring that flows through.

There are clearly designated areas for dining and sitting, with a contemporary gas burner providing the warmth and cosiness on those chilly winter's evenings and large bi-folding doors seamlessly connect the inside with the out during the summer.

The utility room hides away the noisier appliances. This room could easily be used as a study, if preferred. There is also a modern cloakroom and handy coats cupboard.







# Quality Kitchen

The stylish kitchen is tucked away in the corner and finished to a high spec with waterfall edge granite counters that sit underneath classic shaker style cabinetry. There is a range of integrated appliances including fridge, microwave, dishwasher and oven with induction hob.







## Bed and Bath

On the first floor there are four fabulous bedrooms and two bath/shower rooms. The main bedroom enjoys the luxury of its own beautiful ensuite, with large bathtub and separate walk-in shower. There is also a balcony and lovely views over Whitemans Green.





Each of the remaining bedrooms are doubles and served by the stylish family shower room.

The attention to detail with the finish is noticeable throughout the home with bespoke plantation shutters, column radiators, stylish oak internal doors and tasteful décor throughout. The home has gas fired central heating (with new combi boiler in 2017), is fully double glazed (replacement windows on ground floor), has upgraded electrics and has a large loft space which is fully boarded with a ladder and could be converted, subject to planning permission.

For those who work from home or like to stream, you have access to an Ultrafast broadband connection with over 1,000 mbps download.







## Glorious Garden

Stepping outside you enter a beautifully landscaped garden that is bathed in sunshine throughout the day due its favoured southerly aspect. The addition of a contemporary pergola offers you protection with its roof and side panels and means you can enjoy 'al-fresco' dining even when the weather isn't at its sunniest.

The expanse of level lawn is ideal for children to play and there is pretty, established planting that offers privacy and seclusion to create a delightful outside oasis.

There is a gated side access that leads to the front where you have a large gravel driveway providing parking for several cars behind an electric gated entrance.



# Out & About

Webster House sits in an incredibly tucked away location in the sought-after Whitmans Green area of Cuckfield. The Co-Op is less than a minutes walk and so handy for those everyday essentials. The village itself has a thriving community and an historic High Street that is within walking distance.

The village boasts an eclectic array of amenities include three pubs in the form of The Talbot, The Rose & Crown and the White Harte Inn. Ockenden Manor is a fine Elizabethan manor house with an outstanding spa and an award-winning restaurant, set in eight acres of beautiful grounds overlooking Cuckfield Park.

The highly regarded schools in the form of Holy Trinity C of E Primary and Warden Park Secondary Academy, whilst the area also offers numerous private schools including Ardingly College, Burgess Hill School For Girls, Cumnor House, Great Walstead, Handcross Park School, Hurstpierpoint College and Worth College.

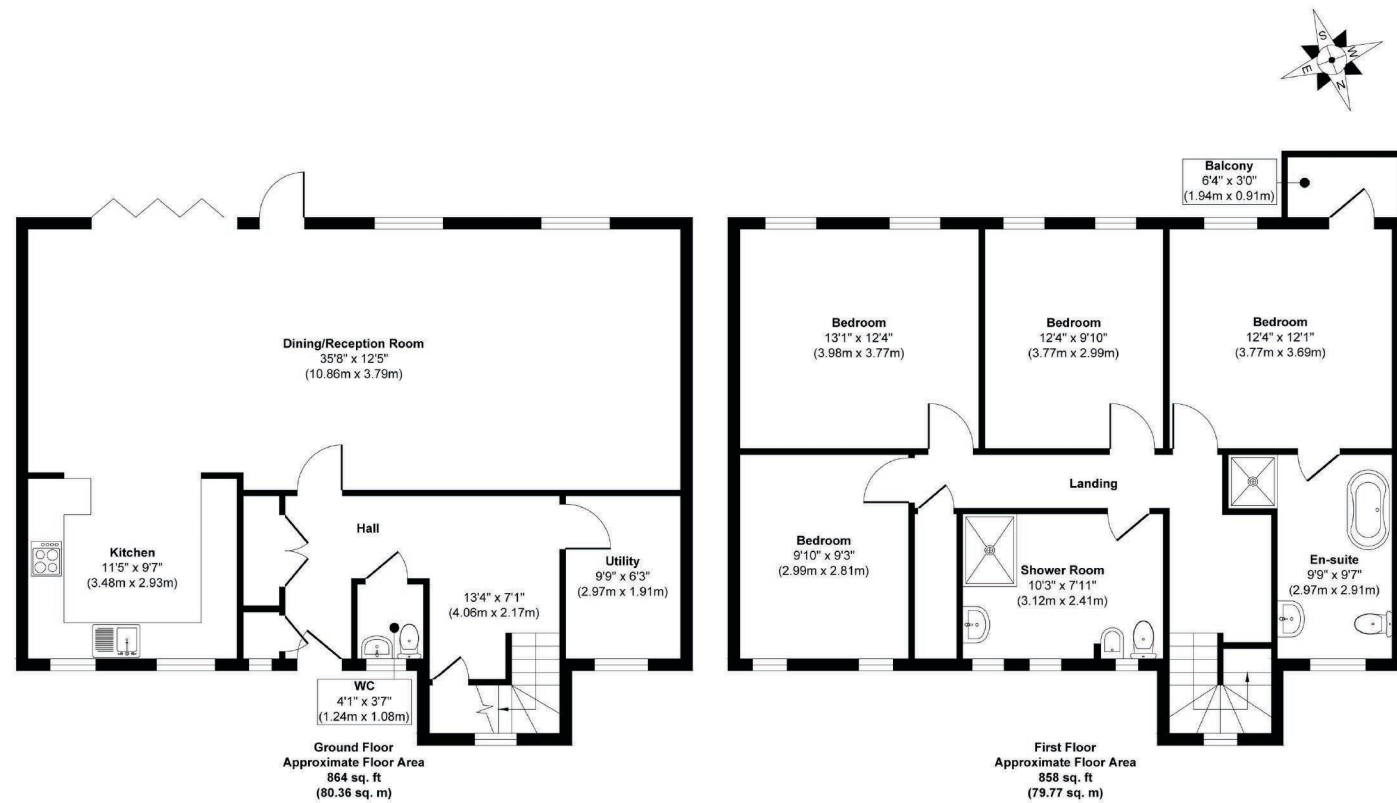


For commuters, Haywards Heath Station is a few minutes drive and provides fast, regular commuter services to London, Brighton and Gatwick Airport. On foot, you can walk via Blunts Wood in around half-hour.

By car, surrounding areas can be easily accessed via the A23(M) which lies four miles distant at Bolney/Warninglid. The A272 gives swift links East towards Uckfield, Lewes and Eastbourne.







**Approx. Gross Internal Floor Area 1722 sq. ft / 160.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# The Finer Details

Tenure: Freehold

Title Number: WSX210403

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (Up to 1000 mbps download)

Services: Mains gas, water, drainage, electricity (none tested)

Plot Size: 0.12 acres (not verified)

We believe this information to be correct but recommend intending buyers check details personally.







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