

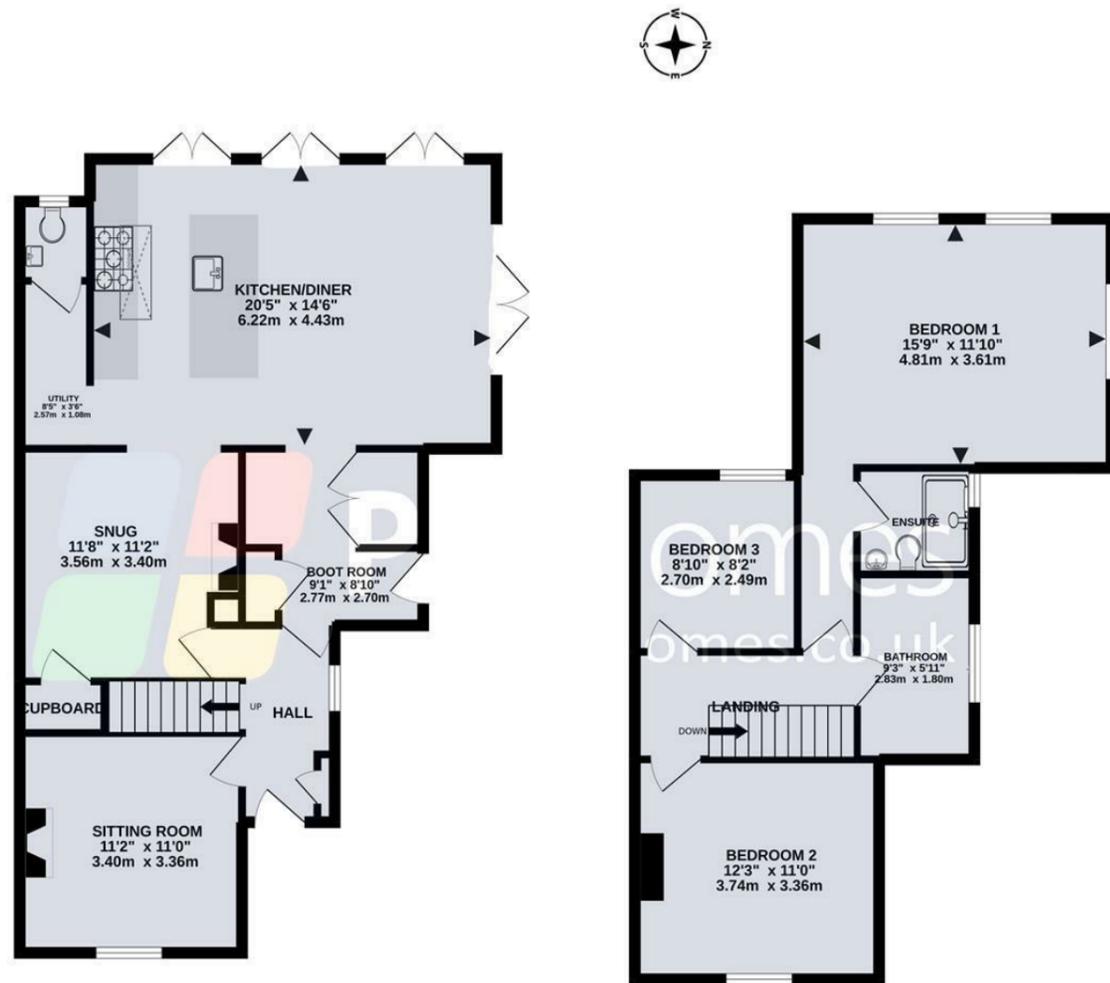


UNDER OFFER

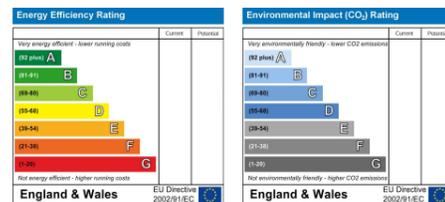


Alma Cottage, Brainsmead, Cuckfield, West Sussex, RH17 5EY

Guide Price £750,000 Freehold



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Alma Cottage, Brainsmead, Cuckfield, West Sussex, RH17 5EY

Guide Price: £750,000 - £800,000

What we like...

- * Exceptional detached Victorian home
- * Wow-factor kitchen/diner with crittall doors
- * Gorgeous interiors & retained period charm
- * Peaceful position at end of a quiet close.

GUIDE: £750,000 - £800,000

Introducing...Alma Cottage

Nestled at the end of a peaceful cul-de-sac in the heart of beautiful Cuckfield you will find Alma Cottage - an exceptional, detached, Victorian home that has been creatively extended and lovingly renovated to offer charm, character and contemporary high spec in equal measure - all within one of Sussex's most desirable villages.

This home is one for the lovers of period property and those seeking a quintessential village lifestyle. It has been designed with entertainment space at the forefront of the design, whilst not forgetting how appealing a cosy night in front of the fire can be.

The open plan kitchen/diner is a truly wow-factor space, extending to over 20ft with three sets of gorgeous crittall double doors that tie the modern spec and retained character together with ease. The larger set of sliding crittall doors allow the party to spill out into the garden making this 'the space' to host friends & family. The kitchen itself is beautifully appointed with the all-important island with stone 'waterfall' countertops & breakfast bar and freestanding range cooker, with cleverly placed skylight just above, flooding the space in natural light. The snug provides cosier spot to unwind, whilst also adding to the flow of the ground floor space, with a door onto the hallway.

Just off the kitchen is a pantry, leading through to the cloakroom. The boot room, with its side door, is a very handy room for the dogs, especially after a muddy ramble through the Cuckfield countryside. The fitted cupboards hide away the washing machine & tumble dryer.

To the front is an inviting sitting room with focal point log burner, the perfect spot for a cosy winter's evening in front of the fire with a bottle of red.

On the first floor, the master has been created as part of the extension and is a brilliant bedroom. Your eye is naturally drawn to the 5ft 'picture perfect' window that frames the trees outside. This dual aspect room enjoys a light, airy feel and there is plenty of space for a super king bed. The modern en-suite shower room means this is a private retreat from the rest of the house.

The second and third bedrooms are both doubles and served by the soon-to-be renovated family bathroom.

Further attributes include brand new gas fired central heating system, double glazed sash windows and upgraded electrics. The décor is tasteful and calming and there are nods of Victorian character at every turn with exposed floorboards, chimney breasts, high ceilings, panelling and column radiators.

Homes of this style and character rarely come to market in Cuckfield, especially in quiet spots so an early viewing is highly recommended to avoid disappointment.



Outside Oasis...

The walled garden wraps around two sides of the house and is an outside oasis, with separate zones of lawn, gravel, decking and brick paving. Each of the textures adds its own character and the plethora of flowers, plants, shrubs and grasses means this is a gorgeous space to relax with a chilled G&T. The westerly aspect means there is plenty of sunshine through the afternoon and into the evening and it is fully enclosed making it safe for children to play.

To the front is driveway parking for one car with further parking available on the street.

The Location...

Alma Cottage is positioned at the very end of Brainsmead - an incredibly peaceful position away from any passing traffic but still incredibly close to Whitemans Green. 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.

The Finer Details...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band:

Broadband Speed:

Title Number:

