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VIEWING BY APPOINTMENT WITH PSP HOMES  
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**13 Hillwood House, Buttinghill Drive, Cuckfield, West Sussex, RH17 5GQ**

**Offers Over £900,000 Freehold**

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## 13 Hillwood House, Buttinghill Drive, Cuckfield, West Sussex, RH17 5GQ

Guide Price £900,000 - £950,000

What we like...

- \* Spacious and highly flexible detached family home
- \* Exceptional principle bedroom with dressing room and ensuite
- \* Detached double garage with driveway
- \* Village lifestyle in quintessential Cuckfield with historic High St and excellent schools

Guide Price £900,000 - £950,000

### Welcome to Hillwood House

If the idea of a spacious, modern and low maintenance detached home in one of Mid Sussex's most desirable villages appeals to you then look no further than Hillwood House in fabulous Cuckfield.

This attractive home was built by Taylor Wimpey, in 2014, to their desirable "Parkton" design as part of the incredibly popular Mantell Park development which sits just off Bylanes Close in northern Cuckfield.

### Spacious Versatility

The accommodation extends to 1,937 sq ft and is perfect for a family. Arranged over three floors, the home has spaciousness and modernity at the forefront of the design and, upon entry, you're welcomed by a generous central hallway.

### The Heart Of The Home

The heart of the home is the impressive 25ft, dual aspect living room which offers plenty of space for sitting and dining zones. French doors open out to the garden, great for "inside-outside" living during those summer months. The dining area sits adject to the kitchen, offering fairly straightforward opportunities to knock through to create a more open plan kitchen/dining/family space across the rear.

### Open Plan Kitchen

In the current layout the kitchen/breakfast room is stylish and practical. The shaker-style cabinetry is timeless and sit under opulent stone counters whilst there is a range of integrated appliances including induction hob, oven, grill, dishwasher, fridge, freezer and washing machine.

For those who work from home, the separate study is a decent size and provides a useful separate space, neatly tucked off the hall.

There is also the essential ground floor cloakroom and handy understairs cupboard.

### Bath & Bed

On the first floor you'll find three of the five double bedrooms, including the utterly fabulous principle suite which runs the entire depth of the home. This includes a really generous double bedroom area which flows through into the dressing area and then the superb ensuite with bathtub and separate shower.

The second and third bedrooms are both good size doubles and enjoy fully width fitted wardrobes. These are served by the contemporary first floor family bathroom.

On the second floor there are two further excellent double bedrooms, one of which has an ensuite shower room.

### Modern Conveniences

Being a modern home, there are high levels of insulation, high performance double glazing and the home has gas fired central heating. There is also access to an Ultrafast fibre broadband connection – perfect for home workers or for those who like to stream.



### Step Outside

Stepping outside, you enter a delightful west facing garden which offers privacy, seclusion and plenty of afternoon/evening sunshine. The paved terrace is the perfect spot for al-fresco dining or a barbecue. There is a large expanse of level lawn and the partly-walled garden is bordered by pretty planting that adds texture and pops of colour.

There is gated side and rear access, with the latter leading out to the driveway parking for two cars and the detached double garage with power & lighting. There is also direct access from the garden meaning there are opportunities to convert into a garden studio, gym or home office if preferred.

Opportunities to acquire spacious, modern homes such as this are rarely available in Cuckfield so this is an opening you won't want to miss.

### Cuckfield Life

Hillwood House sits on Buttinghill Drive, which in turn lies off Bylanes Close and is within easy reach of Whitemans Green with its Co-Op convenience store, 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

Title Number: WSX363356

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

Estate Charge: £TBC P.A

Services: Mains gas, water, electricity and drainage (not tested)

Plot Size: 0.10 acres (westerly garden)

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.

### NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

