

# Shire Hill,

## 5 Warden Court, Cuckfield, RH17 5DN

Mark Revill & Co

# **Shire Hill,** 5 Warden Court
## Cuckfield, RH17 5DN

### Guide Price £995,000 Freehold

Shire Hill is an impressive, 5 bedroom detached family home occupying a sought after position within Warden Court, one of Cuckfield's most established residential settings. Built by respected local builder Andrew Shove, the property retains the generous room proportions, high ceilings and thoughtful layout characteristic of its era, presenting **an exciting opportunity for a new owner to extend and modernise creating a home tailored to their own needs**. This substantial 1960s home offers just over 2,000 sq ft of accommodation, including the garage, set within an attractive 0.23 acre plot. The ground floor centres around a welcoming hallway and includes a triple aspect sitting room, separate dining room, conservatory, spacious kitchen/breakfast room, utility room and integral garage. Upstairs, 5 well proportioned bedrooms are arranged around a generous landing, complemented by a family bathroom and separate shower room.

Outside, the mature gardens are a particular feature, with an expansive front lawn, sweeping driveway, generous parking, Garage with electric door and beautifully established rear gardens featuring specimen trees, fruit trees, colourful borders, and a terrace. With scope to remodel, extend or explore the potential of the roof space, subject to the necessary planning permissions and building regulations. This fine family home offers an increasingly rare opportunity to acquire a substantial family home with exceptional potential in a prime village setting.

Warden Court is surrounded by substantial detached homes and set within the historic grounds of the former Warden Court Estate. The picturesque village High Street is within easy walking distance, offering a selection of independent boutiques, cafés, traditional pubs, restaurants and everyday amenities, including The Ockenden Manor Hotel & Spa. Families are particularly well served by the highly regarded Holy Trinity CE Primary School and Warden Park Secondary Academy, with a choice of respected independent schools nearby, including Ardingly College, Great Walstead School, Burgess Hill School for Girls and Handcross Park. The surrounding countryside provides excellent opportunities for walking and enjoying the outdoors, while Haywards Heath railway station, just over 2 miles away, offers regular direct services to London Victoria, London Bridge, Gatwick Airport and Brighton. Combining an attractive village lifestyle, excellent schooling, convenient transport links and a strong sense of community, Cuckfield remains one of Mid Sussex's most sought after places to live.













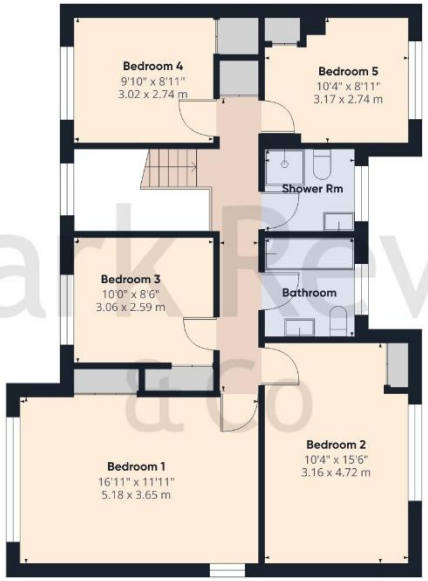




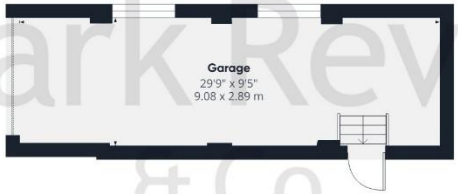




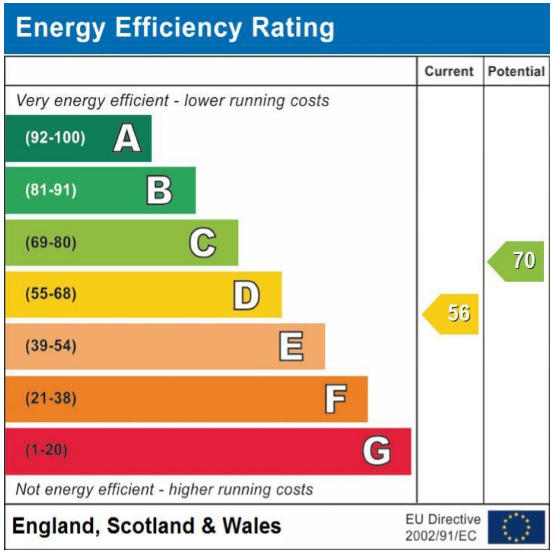

**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2




**Approximate total area**(1)

2037 ft² (incl Garage)

189.2 m²

**Reduced headroom**

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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