



Fowlers

Broxmead Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5JH

Batcheller
Monkhouse

Our Corner of England

FOWLERS

An impressive country residence in a rural position close to Cuckfield with attractive Grade II listed house, an excellent range of outbuildings including stables and summerhouse, a swimming pool and tennis court. In all about 4 acres.

Ground Floor

- Entrance Porch
- Drawing Room
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

First Floor

- 2 Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Family Shower Room

Second Floor

- 2 Bedrooms

Outside

- Summerhouse
- Triple Garage with Storage Room above
- Stable Block with 3 Loose Boxes

- Outbuildings
- Heated Swimming Pool
- Tennis Court
- Gardens and Paddock in all approximately 4 Acres



DESCRIPTION

Fowlers is an attractive country house being Grade II listed and believed to date from the early 17th century and originally being a timber framed cottage with red brick infilling, tiled roof and wood framed casement windows with diamond shaped panes. A particular note in the listing is a 19th century goblet porch. The house is available for the first time in over 40 years and was extended and improved by the current owners in the 1980's.

The main features of the property include:

- Spacious **Drawing Room** with impressive inglenook fireplace having open fire, brick hearth, Bessemer beam and exposed beams.
- **Dining Room** with parquet flooring, inglenook fireplace with brick and stone hearth. Serving hatch through to the Kitchen exposed beams and storage cupboards either side of the fireplace.
- **Sitting Room** with parquet flooring and French patio doors to the garden.
- **Kitchen/Breakfast Room** with tiled floor, range of country style units, larder cupboard, solid fuel Aga, four ring Bosch hob and Neff oven with space for dishwasher and large fridge/freezer. Off the kitchen is the
- **Utility Room** with tiled floor, range of units, sink, space for washing machine with a **Cloakroom** situated off the utility room as well as a large coats cupboard and door to the **Rear Lobby** which in turn has a door to the garden.
- From the Sitting Room stairs lead to the first floor.
- Double aspect **Bedroom** with built-in cupboards and wardrobes.
- **Master Bedroom** with **En-Suite Shower Room** having tiled walls, modern fittings and heated towel rail.
- **Family Bathroom** having Czech & Speake fittings and separate **Family Shower Room** with tiled walls, Czech & Speake fittings.
- On the second floor **2 Further Bedrooms** both with storage cupboards/wardrobes.



OUTSIDE

Fowlers is approached through electronically operated wrought iron gates to a gravel driveway which in turn leads to the front of a Triple Garage and Stable Block with ample parking. The triple garage is brick built with a single bay and double bay having wood sliding doors and internal stairs to a Storage Room above with Velux windows. Attached to the garage is a large store/workshop and in turn further stores for wood, tools and machinery. There is also a brick built stable block with three loose boxes and covered access to the front. Behind the garage block is a greenhouse and also access to the tennis court.

Within the gardens is a south facing brick-built Summerhouse with large open plan area having a vaulted ceiling, French patio doors together with a kitchenette providing a range of units, sink, integrated fridge and dishwasher. There is also a shower room.

There is a heated swimming pool with stone terrace surrounding and immediately to the rear of the property is a brick terrace. The gardens surround the house on four sides and are laid mainly to lawn and well sheltered by mature hedgerows. A number of yew hedges break the gardens up and well stocked herbaceous borders together with a covered arbour walk make for a beautiful setting. There is also a productive orchard.

Beyond the garden is a paddock which is to the side and rear of the property again bordered by mature hedgerows and trees with post and rail fencing separating it from the garden and a separately fenced pond. There is separate gated access on to Broxmead Lane to the paddock.

DIRECTIONS

Fowlers is located on the northern end of Broxmead Lane and should be approached from Slough Green Lane (B2115) which links the A23 to Cuckfield. On turning in to Broxmead Lane Fowlers will be found on the right hand side after approximately 500 metres.

WHAT3WORDS: [nourished.horses.segmented](#)

AMENITIES

Local: Cuckfield is a picturesque village offering a traditional range of shops, boutiques, pubs, restaurants and the highly acclaimed Ockenden Manor Hotel and Spa.

Towns: Haywards Heath (4.5 miles), Burgess Hill (6 miles), Brighton (17 miles), Lewes (21 miles).

Transport: Haywards Heath Station (4.9 miles) services to London in approximately 50 minutes. Burgess Hill Station (6.3 miles) services to London is approximately 1 hour. Gatwick Airport (16 miles).

Schools: Holy Trinity Primary School www.holytrinity-cuckfield.w-sussex.sch.uk Warden Park Academy www.wardenpark.co.uk St Pauls Catholic College www.stpaulscatholiccollege.co.uk Hurst College www.hppc.co.uk Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk Burgess Hill Girls www.burgesshillgirls.com Handcross Park Preparatory School www.handcrossparkschool.co.uk Ardingly College www.ardingly.com

Leisure: Cuckfield Golf Centre www.cuckfieldgolf.co.uk South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org



Additional Information:

Local Authority: Mid Sussex District Council. Telephone: 01444 458166
www.midsussex.gov.uk

Services (not checked or tested): Mains water and electricity. Oil fired central heating. No mains gas. Private drainage. No mains drains.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX40721

EPC: Exempt



Prepared on Aug 11, 2021
All boundaries and areas are approximate and should not be used for legal purposes or planning purposes.

GUIDE PRICE £1,650,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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Approximate Area = 3207 sq ft / 297.9 sq m (excludes garage)

Limited Use Area(s) = 297 sq ft / 27.6 sq m

Outbuildings = 1120 sq ft / 104 sq m

Total = 4624 sq ft / 429.5 sq m

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2021. Produced for Batcheller Monkhouse. REF: 752728