



Streams Farm

Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AL

**Batcheller
Monkhouse**
Our Corner of England

STREAMS FARM

A substantial 7 bedroom family home now in need of modernisation with a large steel frame barn and approximately 22 acres of land, located in a very convenient semi-rural position with southerly views over the paddocks.

Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Family Room
- Utility Room
- Boiler Room
- Cloakroom

First Floor

- Master Bedroom with En-Suite Bathroom
- 6 Further Bedrooms
- Family Bathroom
- Separate WC
- Large Studio with Balcony

Outside

- Driveway and Parking
- Integral Double Garage
- Steel Frame Barn
- Tennis Court
- Gardens and Land totaling approximately 22 Acres
- Planning approval for a replacement New Build House



DESCRIPTION

Streams Farm is a substantial detached family home originally constructed in the 1950's. The house currently offers 7 bedrooms and is now in need of updating and could be redesigned to suit your personal taste. The current accommodation is light and airy with nearly every room having a southerly outlook over the land and beyond.

There is planning approval for a replacement new build house with garaging. Ref: DM/22/2422

The main features of the property include:

- **Spacious Entrance Hall** with **Cloakroom** and spiral staircase.
- **Kitchen/Breakfast Room** fully fitted with wall and base units and appliances, breakfast bar, larder, access to a Rear Lobby which has a full height cold cupboard and the **Boiler Room**,
- **Sitting Room** with open Jetmaster controlled-air fireplace and brick surround, sliding door to the south facing rear terrace.
- **Dining Room** with large windows and door to the rear terrace.
- **Utility Room** with fitted units, worksurface and sink. Internal door to the Integral Garage.
- **Family Room** with fitted cupboards, window and door to the rear terrace. Staircase leading to the **Studio** (above the garage) with double height windows, sliding doors to the balcony and having views over the surrounding farmland.
- **Master Bedroom** double aspect with fitted cupboards and a door leading to a 'Jack and Jill' **Bathroom**.
- **6 Further Bedrooms** all with fitted cupboards, several have their own wash basins.
- **Family Bathroom**
- **Separate WC**



OUTSIDE

Streams Farm is approached via a private driveway leading to an area for parking in front of the Double Garage which has a walk-in lock up cupboard and an additional WC. The gardens are to the rear of the house and have a favoured southerly aspect. Immediately from the rear of the house is a paved terrace with steps leading down to a lawn which is surrounded by well stocked borders and mature trees.

To the side is an area used as a vegetable garden together with a greenhouse and to the south of this is the Tennis Court.

There is a driveway that continues from the house through a five bar gate to a large paddock where a Steel Framed Barn is located in the north east corner.

The remainder of the land is divided into a small paddock which joins the end of the garden and a further paddock to the south of this which leads down to the stream, there is a separate gated entrance to this paddock from the road.

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 miles), Burgess Hill (3 miles), Brighton (13.5 miles), Lewes (17.4 miles).

Transport: Haywards Heath Station (4.5 miles) services to London in approximately 50 minutes. Burgess Hill Station (3.5 miles) services to London is approximately 1 hour. Gatwick Airport (19.5 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, Hurstpierpoint 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 Hurst College www.hppc.co.uk

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

DIRECTIONS

From the roundabout at Ansty head south on the B2036 passing the shell garage on the left. After a short distance take the first turning on the right into Cuckfield Road. After approximately 1 mile the property will be found on the right hand side.

What3Words: ///eggplants.backtrack.shocking





Additional Information

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

Services (not checked or tested): Mains electricity and water. 18 solar panels providing some power. Oil fired central heating with 2,500 litre oil tank. Private drainage to a cesspit.

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

Tenure: Freehold. Land Registry Title Number WSX79901, WSX86478, WSX78071

EPC: EPC rating E

Council Tax: Band G



GUIDE PRICE £1,600,000

Viewings

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

Battle
 01424 775577
battle@batchellermunkhouse.com

Haywards Heath
 01444 453181
hh@batchellermunkhouse.com

Pulborough
 01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
 01892 512020
twells@batchellermunkhouse.com



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Approximate Area = 2851 sq ft / 264.9 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;

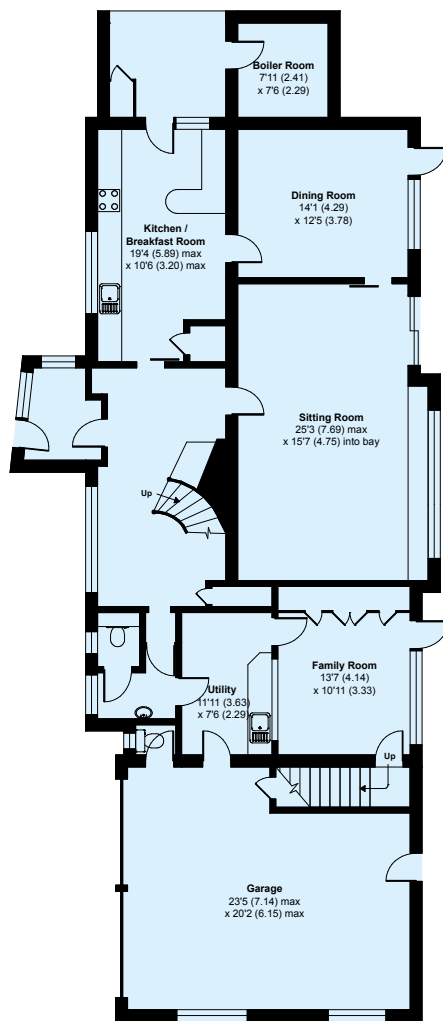
5. All measurements and distances are approximate;

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;

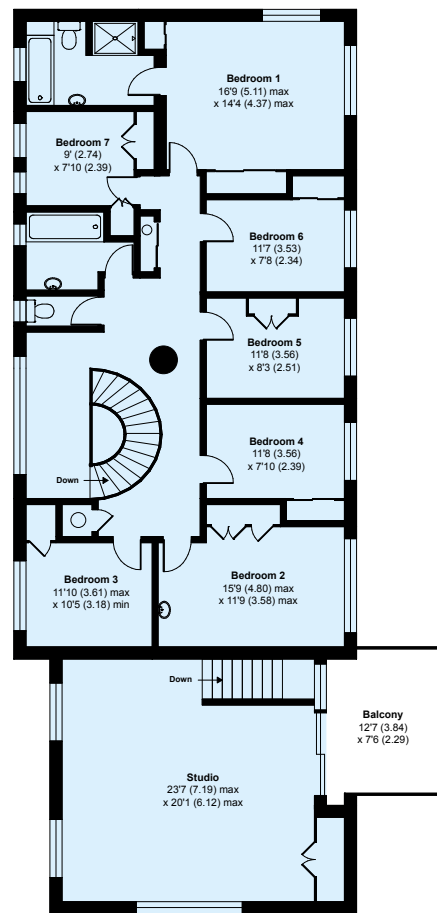
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

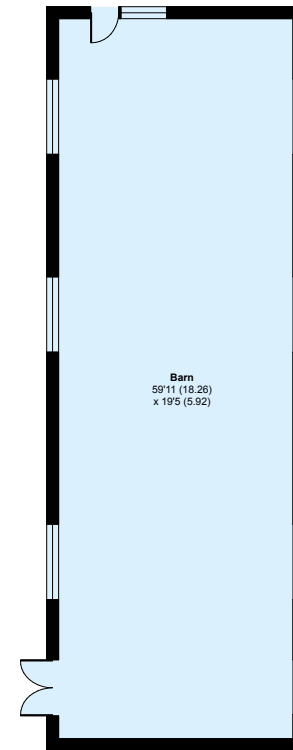
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2021. Produced for Batcheller Monkhouse. REF: 684258