



Mytten
Cottage

Welcome Home...

Step into the heart of history with this charming 3-bedroom detached period cottage within the picturesque village of Cuckfield, believed to date back to around 1792.

Situated just off the vibrant High Street, this enchanting property offers a rare blend of privacy, character, and business potential, set within beautifully landscaped gardens. With a garden studio and shepherd's hut on-site, there are endless possibilities for these outbuildings—ideal as guest accommodations, home offices, creative spaces or even consultation rooms.

What's more, there is exciting potential for expansion over the kitchen/dining room, creating an additional bedroom and bathroom to suit your needs.





Settle down for the evening...

Upon entering the home, you're welcomed by a warm and inviting entrance with feature oak door that immediately sets the tone for the rest of the property. This thoughtfully designed space offers a glimpse of the home's charm and character, leading seamlessly into the living room which is a truly impressive centerpiece of the residence.

Here, the majestic Inglenook fireplace commands attention, serving as a striking focal point and evoking a sense of timeless elegance. Perfect for cozy evenings, the fireplace brings both warmth and ambiance to the space. On either side, two beautifully crafted bay windows allow an abundance of natural light to flood in, creating a bright and airy atmosphere while offering lovely views of the surrounding garden.

From the living room, access to the inner hall reveals two generously sized built-in cupboards, providing practical and discreet storage solutions for coats, shoes, or household essentials. These thoughtful touches enhance both the functionality and comfort of the home, making it ideal for everyday living as well as entertaining.





The heart of the home...

To the rear of the cottage lies a charming kitchen-dining space that exudes both warmth and character. The vaulted ceilings amplify the room's sense of space and fill it with natural light, a hallmark of thoughtful cottage design that brings both elegance and openness.

Anchoring the room is a classic Rayburn cooker, its timeless presence not merely aesthetic, but a nurturing culinary companion ideal for simmering family meals. Complementing this focal point are solid oak surfaces, durable countertops and a welcoming dining table that contribute rich textures and earthy tones and create a nurturing setting for everything from bustling family feasts to peaceful morning breakfasts.

Adding to the room's inviting atmosphere, French doors open onto a delightful courtyard, effortlessly blending indoor comfort with outdoor tranquillity.



Bath & Bed..

On the first floor, you'll find two beautifully appointed double bedrooms and a separate WC. Both bedrooms enjoy views across the gardens. One of these bedrooms has been thoughtfully designed as a dressing room, featuring bespoke, fitted wardrobes.

The third bedroom, tucked away on the second floor, is a true sanctuary, with vaulted ceilings and breathtaking views stretching over the countryside and the village of Cuckfield.

The ground floor also features a beautifully appointed bathroom, complete with Victorian-style fittings.



Flexible Potential...

The outbuildings further elevate the property's appeal. The shepherd's hut (11'6 x 6'3), complete with a wood-burning stove and windows on all sides, offers a cosy guest retreat or a creative escape from the everyday.

The detached garden studio/office (14'4 x 11'4) is another versatile space, with power, light, and built-in storage, making it perfect as a guest bedroom, consultation room, home office, or art studio.





Glorious Gardens...

The gardens themselves are a true delight—designed by a former Chelsea Flower Show exhibitor in the 1990s, they boast a lovely mix of mature trees, a selection of fruit trees, vibrant plants, and year-round colour.

For those with green fingers, the well-established fruit and vegetable garden includes raised beds, a greenhouse, and even a magical treehouse for the adventurous spirit.

Set within a fully enclosed peaceful garden, this cottage offers a private, tranquil retreat to relax and unwind. With room to extend over the kitchen/dining room to create additional bedroom space, or develop the outbuildings into a business venture...the potential here is truly endless.

Cuckfield Life...

Nestled in the heart of picturesque Cuckfield, Mytten Cottage offers a prime spot on the historic High Street, surrounded by the charm and warmth of this highly sought-after village. The bustling High Street is lined with independent shops, cafes, and four popular pubs—The Talbot, The Rose & Crown, The Wheatsheaf, and The White Hart Inn—perfect for a relaxing drink or meal.

Just moments away is Ockenden Manor, an Elizabethan house with an award-winning restaurant and spa, set in eight acres of stunning grounds overlooking Cuckfield Park. For families, Holy Trinity C of E Primary and Warden Park Secondary Academy are nearby, with several renowned private schools like Ardingly College and Burgess Hill School for Girls also within easy reach.

With its rich history, thriving community, and a wealth of amenities on your doorstep, Mytten Cottage is the perfect base for enjoying both village life and modern comforts.



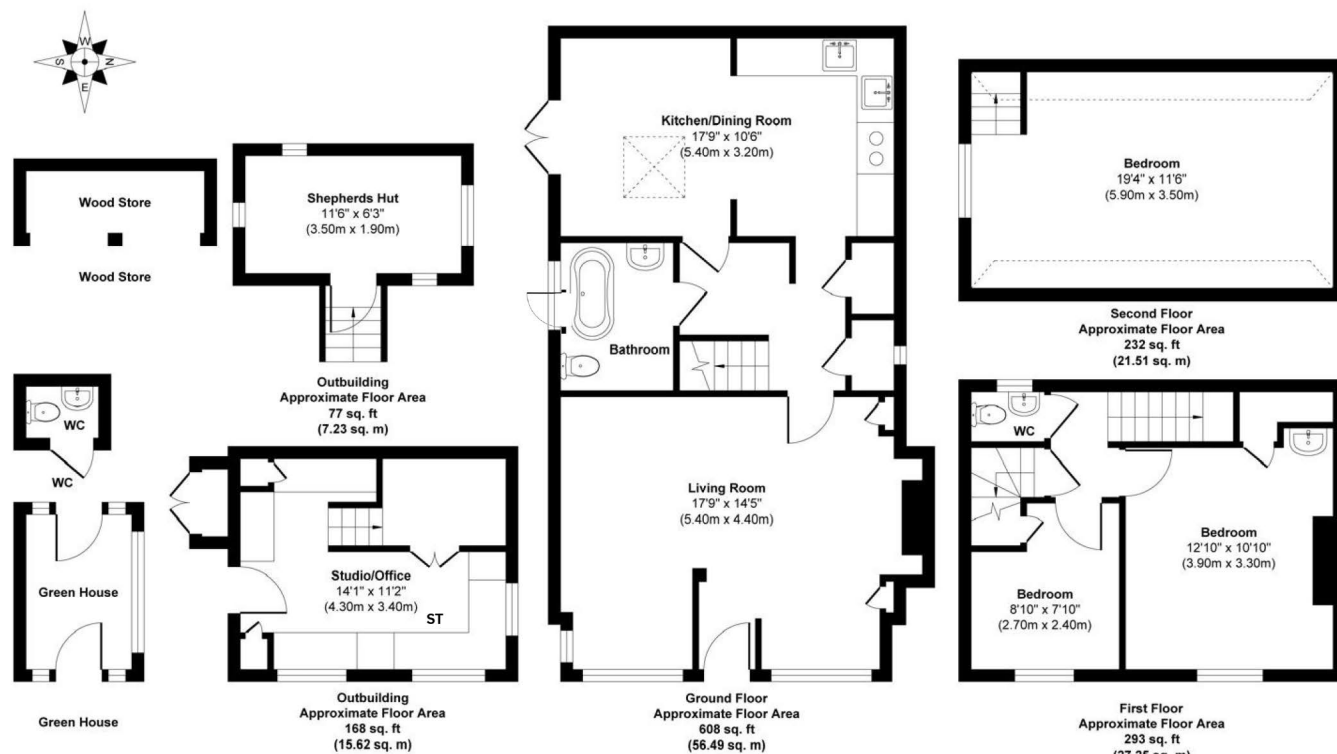
Cuckfield High Street...



For commuters, Haywards Heath Station is just a short drive away (around 10 minutes) or the village high street has a regular and reliable bus service. The station provides fast, frequent commuter services to London Victoria and London Bridge in approximately 45 minutes, Brighton in just 20 minutes, and Gatwick Airport in under 20 minutes—making it a perfect base for those working or traveling to the city, coast, or beyond.

If you prefer to walk, Haywards Heath Station is still easily accessible, with a scenic 25 minute stroll through Blunts Wood. By car, the surrounding areas are easily reached via the A23(M), just 4 miles away at Bolney/Warninglid, providing swift access to London, Brighton, and the M23. The A272 offers direct routes eastward to Uckfield, Lewes, and Eastbourne, perfect for exploring the Sussex countryside or accessing the coast.





Approx. Gross Internal Floor Area 1133 sq. ft / 105.25 sq. m
Approx. Gross Internal Floor Area (Outbuildings) 245 sq. ft / 22.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Finer Details

Title Number: WSX96227

Tenure: Freehold

Local Authority: Mid Sussex District Council

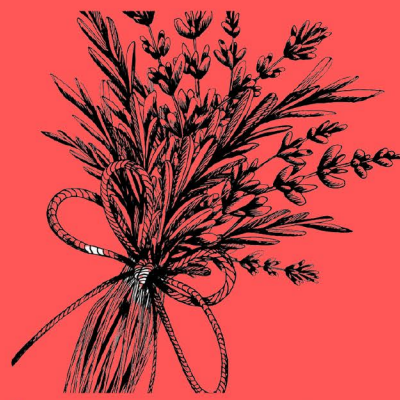
Council Tax Band: E

Plot Size: 0.21 acres

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

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





MYTTEN COTTAGE

MYTTEN TWITTEN

HIGH STREET

CUCKFIELD

RH17 5EN

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