

The background is a solid teal color with intricate white line art. It features several stylized faces with large, expressive eyes and various hairstyles or headpieces. There are also abstract geometric shapes, including a globe-like structure at the bottom with latitude and longitude lines, and various decorative flourishes and patterns scattered throughout.

# LEDGERS & MEADOW

CUCKFIED



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## HERITAGE HOME, MODERN LIVING

Tucked away at the end of a peaceful cul de sac, just moments from Cuckfield's historic and vibrant high street, experience spacious and homely family living with a refined layer of luxury, at No. 6, Ledgers Meadow.

Drawing on the celebrated mid-century design principles of the 1950s, No. 6 Ledgers Meadow's origins are keenly reflected in its spacious proportions and natural light. No. 6 has been extended and remodelled to create a substantial and welcoming modern home, while retaining its sense of flow, space and balance, still as well designed for family life as it ever was.

Entering the driveway, space opens for parking several vehicles, while a neatly edged lawn offers a fringe of green to the front. Beneath a tiled canopy, the front door opens into a welcoming entrance hall, lined underfoot with oak flooring.

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## A WARM WELCOME

Ahead, the entrance hall provides inviting glimpses into and beyond the kitchen, with immediate views to the greenery of the garden to the rear. Modern, neutral décor runs throughout the home, lifted by unique details that infuse individuality and character. Connecting the entrance hall to the kitchen, the bespoke bar area is one such nuanced detail, complete with handy built-in cloaks cupboard storage and integrated drinks fridge; perfectly positioned for sociable flow. Opening up beyond, the remarkable 43ft kitchen and living area, brings the essence of family life together, in a space designed for cooking, dining, relaxing and unwinding.





## FEAST YOUR EYES

At the heart of the room, the elegantly crafted Harvey Jones kitchen features hand painted cabinetry affording abundant storage, topped in quartz work surfaces, with solid oak drawers and a Kohler ceramic sink. A 110cm Smeg seven burner range takes centre stage beneath a matching hood, framed by a striking tiled splashback. Integrated appliances sit seamlessly within the cabinetry, while a sociable central island, finished with an acacia wood feature, naturally becomes the hub around which all converge to connect, from morning coffee, to homework sessions, fleeting conversation or a glass of wine at the end of a busy day.

“Visitors always gravitate to the kitchen bar area.”





## SAVOUR THE VIEW

Bringing the outdoors in, stretching across the entire rear of the home, dramatic nine metre anthracite bi-fold doors open completely to the garden, creating a leafy backdrop, ideal for summer evenings with friends. Italian floor tiles, warmed by underfloor heating, run throughout the space and continue seamlessly into the adjoining utility room, with washing machine and dryer, a secondary sink, and a stable door opening out to the side, with another door opening to reveal a cloakroom with wash basin and WC.





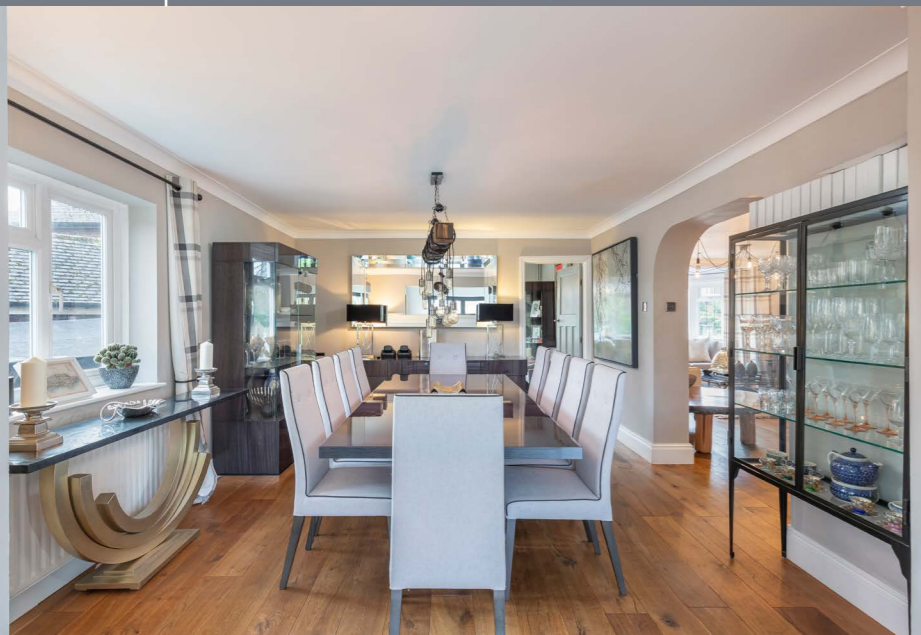
## FAMILY TIME

Airy and open in feel, the kitchen is also clearly defined, providing space for dining or relaxing: to either side, two snug seating areas take in the view, one with built-in shelving and a toasty wood-burning stove, the other a perfect place for a quiet mid-morning cup of coffee, both creating warm corners for relaxing while remaining sociably part of the wider picture.

“The open flow of the downstairs rooms means there is a seating area for everyone at any-time.”



Flowing down the right-hand side of the home, off the kitchen, the dining room provides a formal and elegant space with ample space to seat ten or more, lined in oak underfoot and with views out to the garden at the side and rear.





Snuggle up in comfort in the sitting room, to the front of the home, a soothing space for evening relaxation, with drifts of light flowing in through the bay window. A double-sided wood-burning stove connects the room to a second lounge area providing a 'broken plan' layout designed to bring people together whilst providing pockets of privacy.

## RESTFUL SPACES

Also nestled off the dining room, with views to the front, is a light-filled study which could also serve as a playroom. Striped carpeted stairs lead up to the first-floor landing, off which five sumptuously sized bedrooms await.

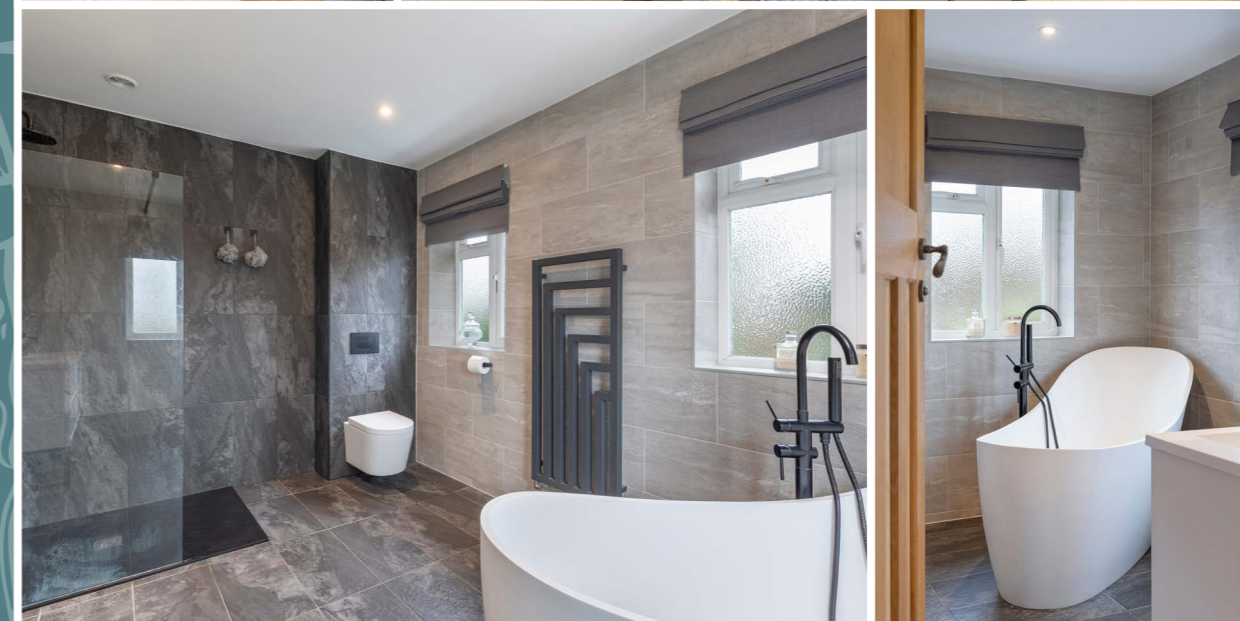


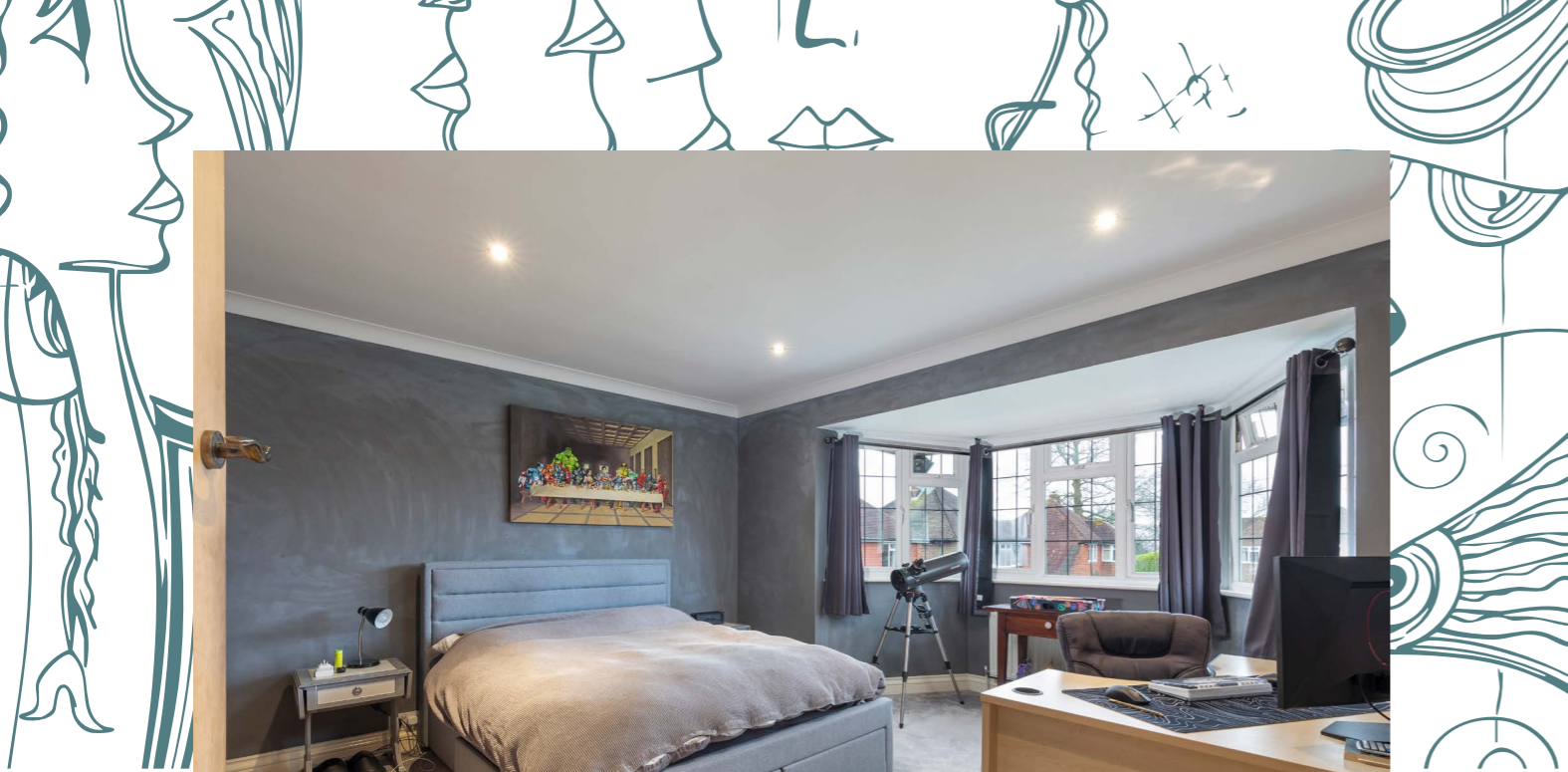




## LUXURIOUS LIVING

Tucked away at the end of the inner landing and brimming with storage, including a vast fitted wardrobe with integrated drawers and hanging space, the principal bedroom is a spacious haven with ample space for a super king size bed. Shuttered windows let the light filter through, while refreshment awaits in the large, luxurious, fully tiled en suite, with double walk-in shower and feature matt white, stone slipper bath, contemporary black towel radiator, double wash basins and WC.





From the principal bedroom, to the left, arrive at bedroom two. Overlooking the front garden through its bountiful bay window, this second super king size bedroom, the largest of the five, also offers ample space for a dressing table or gaming table. With its own shower room en suite, a third bountiful double bedroom is ideal for guests, or for older children craving their own space in which to stretch out and unwind, while to the rear, a fourth double bedroom features further built-in storage with views out over the garden.





## ROOM FOR ALL

A fifth bedroom, with its own private shower room en suite completes the scene, spacious and bright, furnished with more built-in storage and offering comfort and privacy for family or guests. Soak in the serenity of the family bathroom, elegantly tiled and featuring a freestanding slipper bath with floor mounted tap and showerhead attachment, alongside a wash basin, modern heated towel radiator and WC. Above, a potential awaits in the substantial loft, insulated, partially boarded and providing valuable additional storage space. Whether retained for stashing Christmas decorations and suitcases or as a future project to create a games room or even principal suite with views out towards the South Downs.





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## INDOOR OUTDOOR LIVING

Opening wide from the kitchen, the garden is every inch the extension of the indoor living space, particularly in summer months, when dining flows freely between the family room and the elevated terrace. Steps lead down to a large lawn beneath, ideal for impromptu games of football, garden cricket or children's games. Offering shelter and shade, a spacious gazebo provides a quiet spot for barbecues and long summer evenings with friends. Established laurels and mature borders provide privacy, also filling the garden with seasonal colour, with mature trees offering a home to birdlife while creating welcome pockets of dappled shade in the height of summer without ever stealing the light. Stash the garden furniture in the substantial timber shed over winter, with further room alongside the house offering flexibility for storage, hobbies or future landscaping ideas. Safe and secure for children and pets, the garden offers space and accessibility for all ages.

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# OUT & ABOUT

Nestled in the rolling countryside of mid-Sussex No. 6 Ledgers Meadow enjoys the quiet calm of village life with easy access to the heart of Cuckfield's historic High Street. One of Sussex's most sought-after villages, experience the vibrant buzz of Cuckfield with its thriving community spirit embodied by a range of independent shops ranging from fashion to artisan crafts, cafés and restaurants.

For leisure, the village itself offers a range of wellness opportunities, with football, cricket and rugby clubs, alongside a well-regarded golf course offering sweeping views across the countryside towards the iconic Ouse Valley Viaduct. The historic Holy Trinity Church and Cuckfield Museum add character and heritage to village life, while nearby Ockenden Manor Hotel and Spa offers a renowned restaurant and luxury spa experience. Cuckfield sits in the heart of England's largest wine region, with the renowned Bolney Wine Estate within easy reach for tastings. For broader shopping opportunities, Haywards Heath lies just minutes away by car, also served by a mainline railway station with speedy services to London and Brighton. For commuters, the nearby A23 provides swift road access north towards London and south to Brighton and the coast.

Families are perfectly placed with excellent schooling close at hand, in the form of Holy Trinity Primary School and Warden Park - both within walking distance, while a number of well-regarded independent schools are also available nearby including Hurstpierpoint College, Ardingly College, Burgess Hill Girls and Brighton College Prep Handcross.

Light-filled, spacious, warm and welcoming, No. 6, Ledgers Meadow is the embodiment of homely living, balancing modern flow with the comfort of mid-century proportions. Designed for every stage for family life, from hide and seek in the garden to pizza parties and formal suppers; moments from the buzz of one of Sussex's most vibrant villages, No. 6, Ledgers Meadow awaits.



# ASK THE OWNER

Where do you go when you need...



## Groceries

Cuckfield's Co-Op is within walking distance and you will find Waitrose, M&S and Sainsburys just a few minutes drive.



## A walk

New England Wood and Blunts Wood Nature Reserve provide beautiful trails through ancient woodland and open countryside, with a scenic walking or cycling route linking directly to Haywards Heath.



## School

Our children attended Hurstpierpoint College and the popular village primary and secondary schools are only a short walk.



## Evenings

The village has a vibrant food and social scene with three pubs and dining to suit any taste.



## Shopping/ day out

Beyond Cuckfield you can find anything you need in Haywards Heath with Horsham and Brighton always an option. London is only 44 minutes away by train.



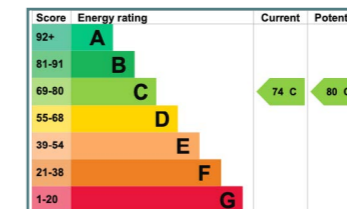
## A local pub

The nearest choice is turn left to The Talbot or right to The Rose and Crown, both only a short walk.

# KEY FEATURES

- An attractive detached home featuring classic tile hung elevations, a spacious driveway, and a beautifully landscaped front lawn with elegant silver birch trees.
- A spectacular ground floor layout designed for modern life, seamlessly connecting the kitchen, dining, and family areas.
- A bespoke wooden 'Harvey Jones' kitchen with large central island, quartz worksurfaces, stylish appliances & bi-fold doors that open directly onto the private rear garden, perfect for entertaining.
- A generous separate dining room ideal for hosting large dinner parties & elegant reception & sitting rooms feature fireplace with an inset wood-burning stove & bright bay window overlooking the front
- A well appointed separate utility room with stacked laundry facilities, side access, and a modern downstairs cloakroom.
- A generous principal bedroom finished in deep, atmospheric tones, featuring bespoke fitted wardrobes & stylish en-suite bathroom with walk-in rainfall shower and a free standing designer oval bathtub.
- The home offers a variety of generous double bedrooms (two with en-suites), each uniquely styled to suit guest accommodation, children's rooms, or additional hobby space.
- A vast artificial lawned area through the bi-fold doors creates a seamless transition into a generous family friendly lawn, enclosed by mature hedging.
- Situated in a quiet, sought after residential enclave within easy reach of local village amenities, top-tier schools, and excellent transport links.
- EPC rating C & Council Tax Band G

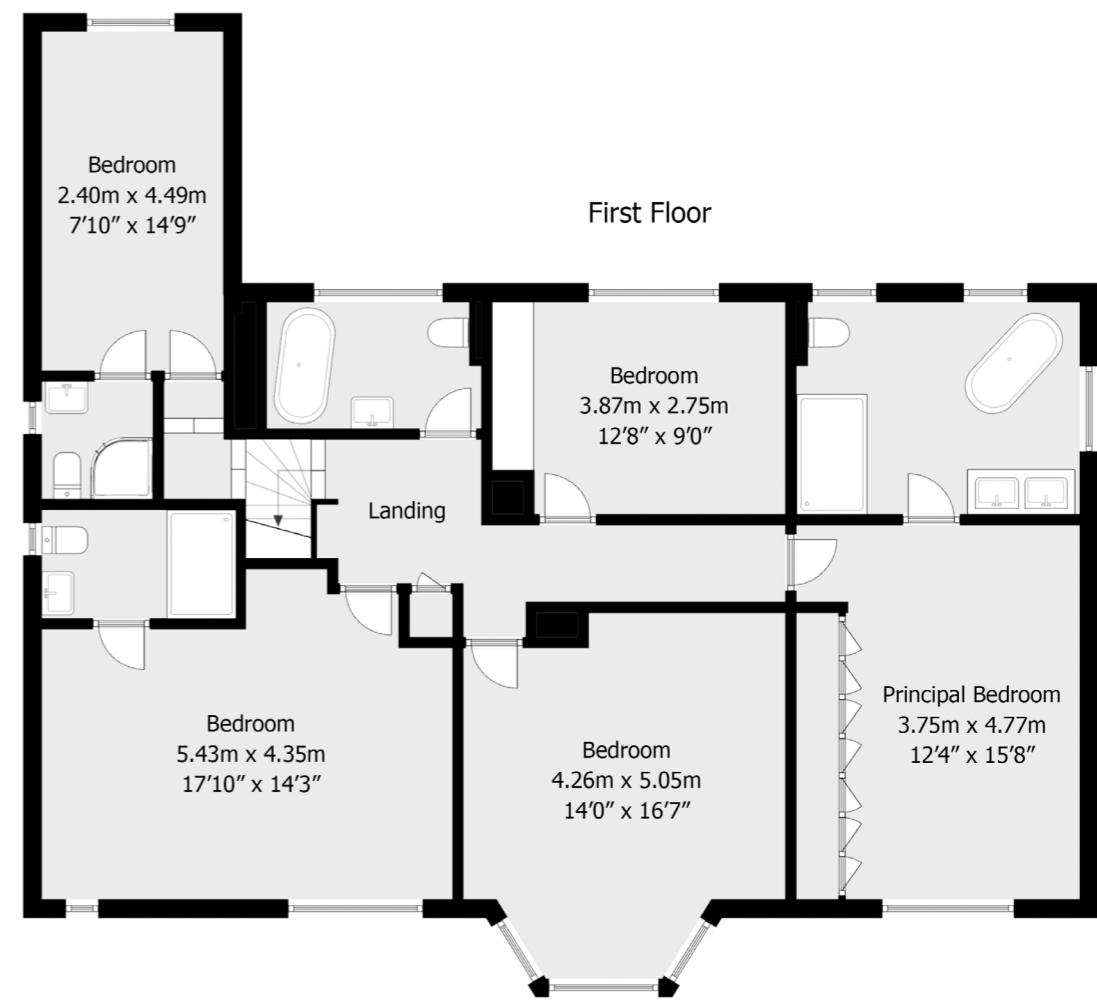
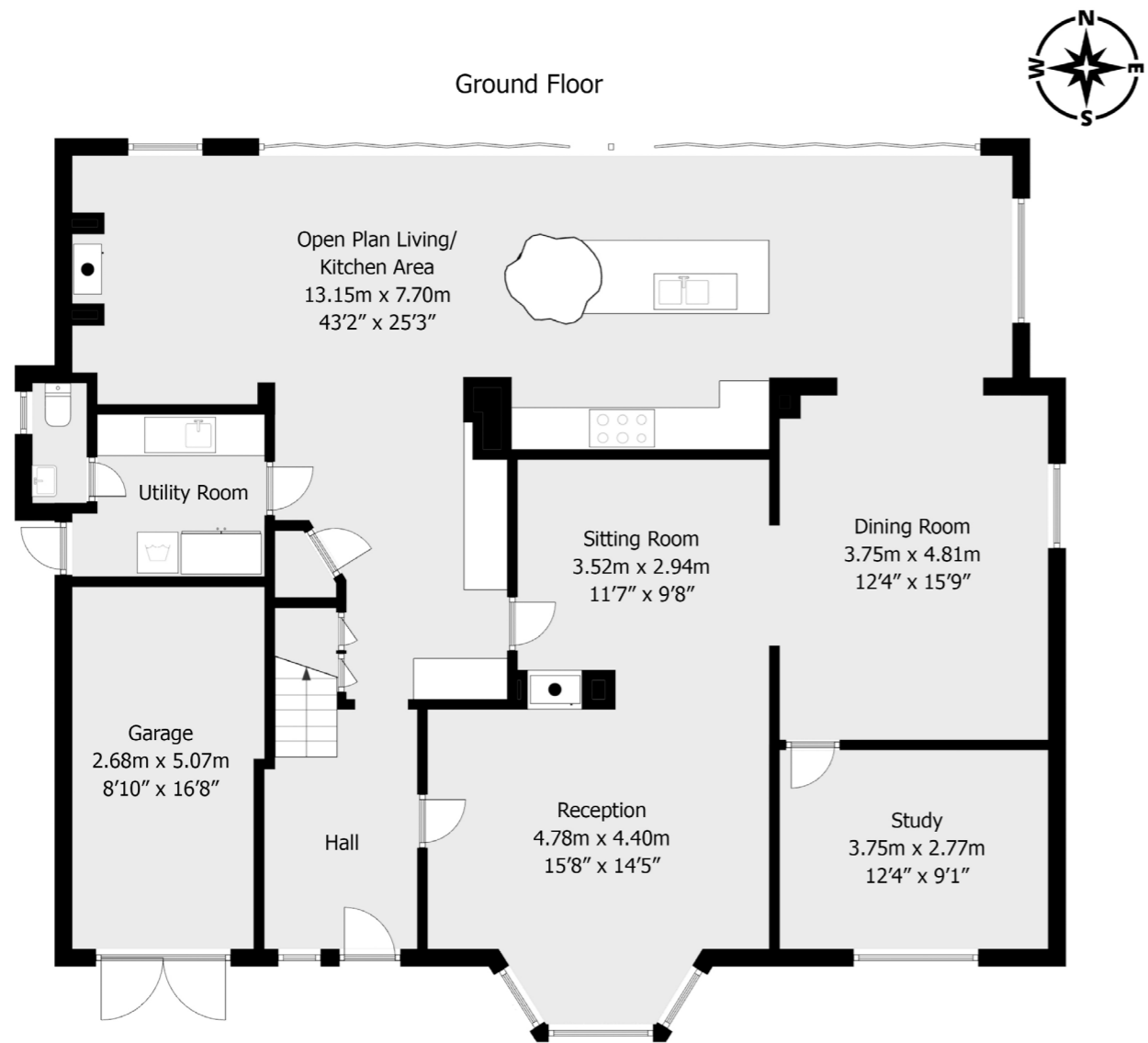
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Approximate floor area 273.3 sq m/ 2942 sq ft

# LEDGERS & MEADOW

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## CARROLL

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