



## Chimney Cottage, Church Lane, Wivelsfield, East Sussex RH17 7RD

GUIDE PRICE ... £400,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
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A Grade 2 Listed semi-detached cottage tucked away next to the ancient church in the Old Parish of Wivelsfield and forms part of the conservation area close to glorious countryside.

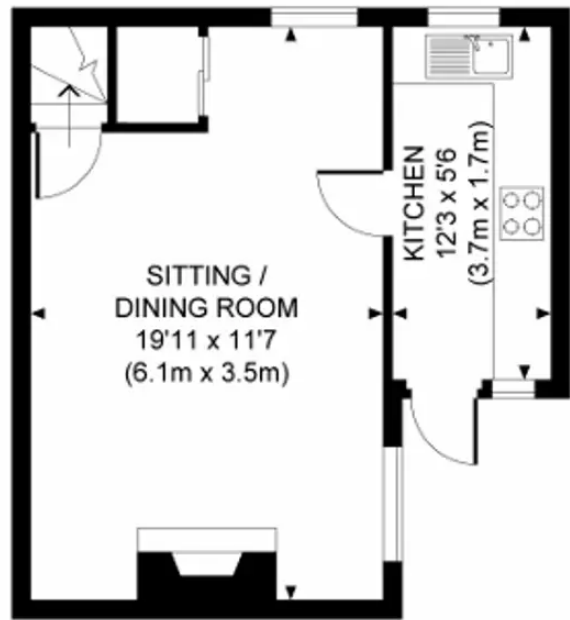
- Country cottage believed to date from circa 1591 and 1641 in an ancient Sussex Village
- Adjoining the old church of Wivelsfield between Haywards Heath & Wivelsfield Green
- Church Lane is a conservation area and a no through road with glorious countryside in almost every direction
- Owned by the same family since 1977
- The accommodation spans 3 storeys
- Requires updating
- A wealth of exposed timbers and fireplaces
- Ground floor kitchen and living room
- First floor bathroom and second bedroom
- Mains electric, water and oil heating
- Superfast Broadband
- Small enclosed 17' x 17' private garden
- Plenty of parking in the nearby Parish car park



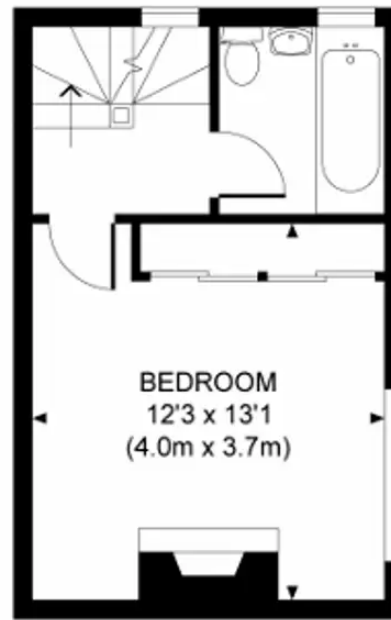
Chimney Cottage forms part of the Old Parish Conservation area of Wivelsfield, being one of the County's best kept secrets and is made up of just a handful of cottages and grand houses, creating the perfect English Country Village. The Parish is located just to the north/west of Wivelsfield Green and is surrounded by countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages and within a pleasant 1.5 mile walk of Wivelsfield railway station on the northern outskirts of Burgess Hill. Haywards Heath is approximately 2 miles to the north where there is a town centre, extensive range of shops, stores, restaurants, cafes and bars, leisure facilities and a mainline railway station (fast commuter links to London in 47 mins, Gatwick Airport in 15 mins and Brighton in 20 mins). The adjoining village of Wivelsfield Green has a local service station with convenience store and the village itself has a general store/post office with delicatessen, a pub, a village hall and a highly regarded primary school. Children from the village go on to Chailey Secondary School in South Chailey for which there is a school bus. The local area is well served by some excellent independent schools including; Great Walstead, Ardingly College, Worth, Hurst, Cumnor House and Burgess Hill Girls. These and some of the County's other excellent schools like Brighton College, Bedes, Roedean and Lancing which all run a school bus service with pick-up points close by. Burgess Hill town centre is approximately 3.5 miles distant and also has an extensive range of shops, leisure facilities and 2 railway stations. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying 7 miles to the north west at Bolney or Warninglid.



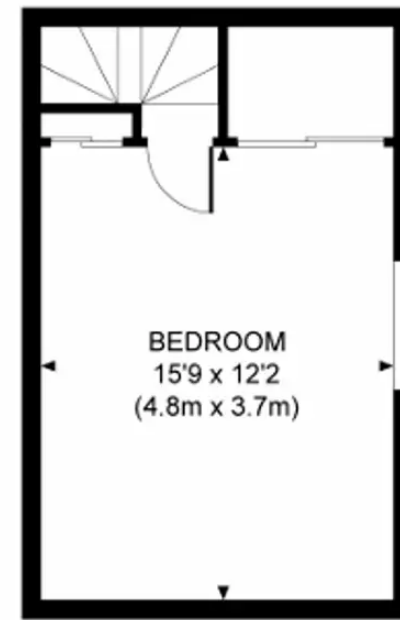
Approximate Gross Internal Area  
790 sq ft / 73.4 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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