



North End, Eastern Road, Wivelsfield Green, East Sussex RH17 7QH

GUIDE PRICE .. £1,250,000 .. FREEHOLD

**MANSELL
McTAGGART**
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A detached Victorian cottage which has been expanded into a spacious family home by the architect owner providing versatile accommodation standing in a wonderful rural setting within grounds of approximately 1.28 acres adjoining Ditchling Common Nature Reserve. The property sits secluded at the end of this no-through country lane, yet within walking distance of the village pub, store and excellent primary school.

- Owned by the current family since 1970 and extended twice to create modern and versatile accommodation taking full advantage of the outlook over the beautiful well-established gardens and adjoining countryside
- Original cottage believed to have been built around 1893
- Potential for re-configuration and alteration STPP
- Entrance hall with shower room and WC, bedroom suite, dining room, large sitting room with fireplace. L-shaped kitchen/breakfast room, back hall with wood burning stove, family room with fireplace and study (with fireplace)
- 3 first floor bedrooms and family bathroom
- Detached brick outbuilding/workshop offering potential for conversion and enlargement into a separate annexe
- Large private gravel parking area with double garage and adjoining paddock
- Dual aspect (South & West facing) paved terrace providing versatile outdoor living space overlooking beautiful lawns
- Mature garden with borders, yew arbour, vegetable patch and woodland dell



North End occupies a perfect location as it has a rural position at the end of a no-through lane within a stone's throw of the Village Hall and recreation ground and is within walking distance of all facilities. This end of the lane becomes part of the Ditchling Common nature reserve where there are several footpaths and bridleways providing some wonderful links to adjoining countryside, the nearby woodland, Village and neighbouring districts. Wivelsfield Green has a village store/delicatessen/post office, a great pub with restaurant, several sports and leisure clubs and a wonderful primary school. Children from the village catch a school bus to Chailey secondary school in neighbouring South Chailey. The local area is well served by many excellent independent schools. The nearby towns of Haywards Heath and Burgess Hill both have extensive shopping, recreational and leisure facilities and railway stations. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23, the latter lying about 8 miles to the west at Bolney.

Distances: approximate on foot/car/rail

Primary school/store/pub 0.8 Chailey secondary school 3.8 (bus service), Railway stations: Wivelsfield 2.9 Burgess Hill 3.8 Haywards Heath 4 (HH - London Bridge/Victoria 45 mins),23 at Bolney 8, Brighton seafront 12, Gatwick Airport 17

- Services: mains drainage, water and electricity, oil fired central heating and electric night storage heaters
- 4KW of south facing solar panels providing electricity and full Fee in Tariff income for a further 13 years.





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