



Ashbrook House Green Road, Wivelsfield Green, East Sussex RH17 7QA

GUIDE PRICE .. £925,000-£950,000 .. FREEHOLD

**MANSELL
McTAGGART**
Trusted since 1947



Guide ... £925,000-£950,000 ... An individual 5 bedroom brand-new detached house of 3100 ft.² occupying a good sized plot tucked away down a driveway on the western edge of the village close to countryside and within a 10 minute walk of the local pub, village store and excellent primary school.

Council Tax band: G

Tenure: Freehold

- 10 Year Build Guarantee
- Ready for occupation
- Brand-new detached house of 3100 sq ft
- Occupying a fully landscaped plot
- Built by a small developer to a very high specification
- Well-proportioned accommodation over 3 floors
- Grand entrance hall, 2 generous reception rooms, utility room
- 36' x 14' family size kitchen/living room with integrated appliances and stone tops
- 4 double size 1st floor bedrooms & 3 bathrooms
- Top floor guest bedroom and large storage area
- Long gravelled driveway & double carport
- Fully enclosed gardens with new fencing

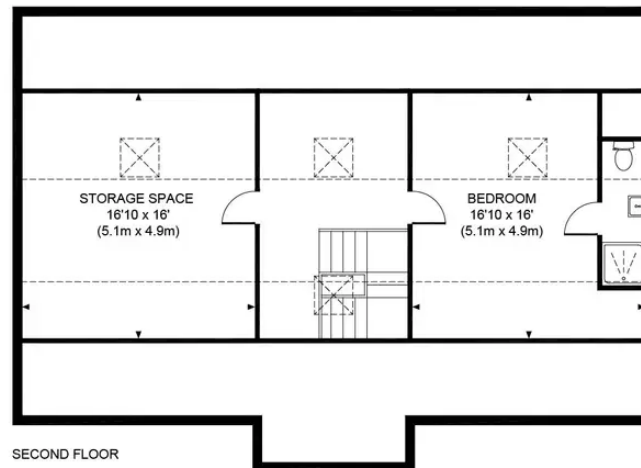


This large family home is tucked away down the driveway to the right hand side of Uplea at the western end of Green Road on the western outskirts of the village close to Baldocks garage where there is a shop. Wivelsfield Green is surrounded by glorious countryside and woodland interspersed with footpaths and bridleways linking with neighbouring districts and both Ditchling and Chailey Common nature reserves. The village has a local store/delicatessen/post office, great pub, numerous sports clubs and a highly regarded primary school. Children from the village go onto Chailey Secondary School in nearby South Chailey, for which there is a bus. The local area is well served by numerous independent schools including Burgess Hill Girls, Great Walstead, Ardingly, Cumnor House, Handcross Park and Worth. These and some of the County's other excellent independent schools including Brighton College, Bedes, Roedean and Lancing College all run a school bus service with pick up points close by. The nearby towns of Haywards Heath (3 miles) and Burgess Hill (3.5) both have extensive shopping facilities, leisure centres and railway stations with a fast service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins) from Haywards Heath. By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and A/M23, the latter lying about 8 miles to the west at Bolney.





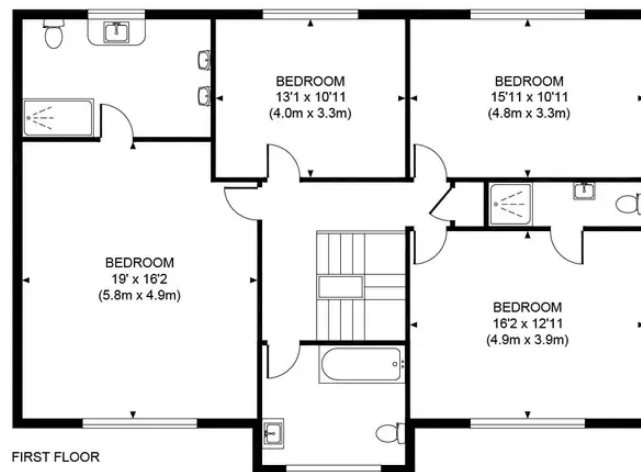
Approximate Gross Internal Area
3111 sq ft / 289.0 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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