



Laurel Cottage, South Road, Wivelsfield Green, East Sussex RH17 7QS

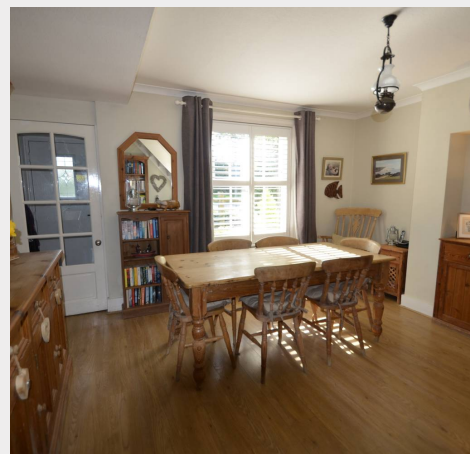
Guide Price £650,000 - £675,000

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A detached Victorian cottage occupying a wonderful secluded corner plot with a west facing garden on the semi-rural edge of this popular village with a short walk of the local pub, store, excellent primary school, countryside and offering great potential for enlargement, if required STPP. There is plenty of driveway parking, workshops and the garage has been partially converted into a home office/studio.

- Detached cottage on semi-rural edge of village
- Easy walk to local pub, store and primary school
- Very close to glorious countryside and woodland
- Beautiful secluded gardens enjoying a sunny aspect
- Garage converted into a fully insulated home office
- Plenty of driveway parking, workshop & store
- Sitting room with fireplace – separate dining room
- Kitchen/breakfast room, large utility room, cloakroom
- 3 generous bedrooms and bathroom
- Tremendous potential for extending STPP
- Viewing highly recommended
- EPC rating: D – Council Tax Band: E

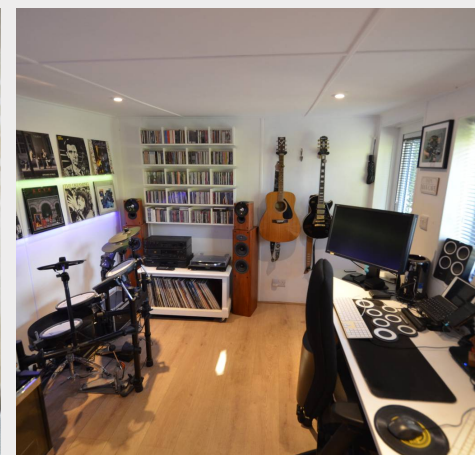
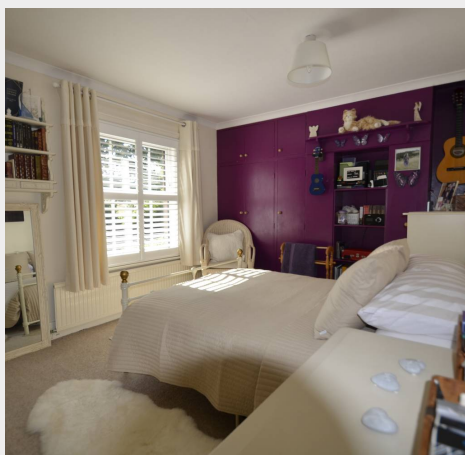


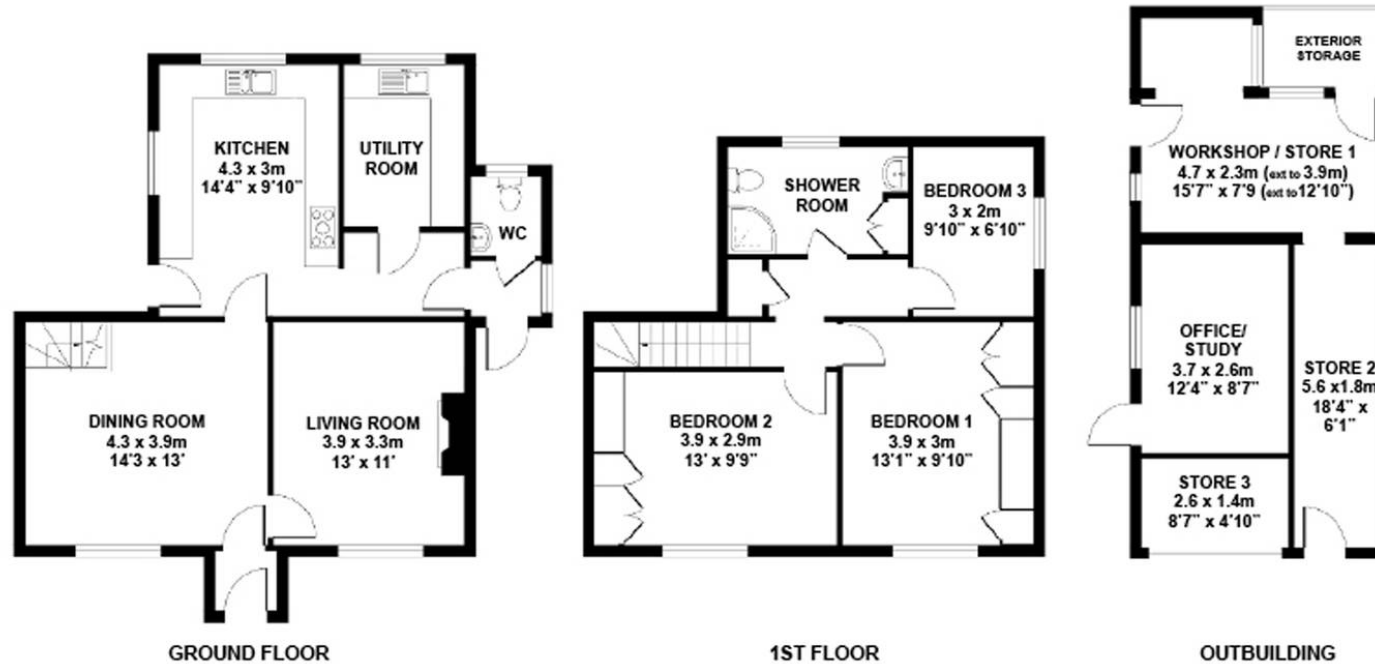
The property is situated on the corner of South Road and Downsview Drive on the southern edge of the village close to countryside and within a few minutes' walk of all the village facilities including the local shop with post office and delicatessen and the popular local pub/restaurant, the Cock Inn. The countryside surrounding the village is interspersed with footpaths and bridleways linking with woodland and both Ditchling and Chailey common nature reserves. The village primary school is very well regarded and children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. The towns of Haywards Heath and Burgess Hill are both about 3.5 miles distant where there are extensive shopping and recreational facilities, railway stations and leisure centres.

By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 (Haywards Heath relief road) and A/M23 which lies about 8 miles to the west at Bolney.

Distances in miles approx.

Haywards Heath Railway Station 3.9 (London Bridge/Victoria 47 mins, Gatwick 15 mins and Brighton 20 mins), Wivelsfield Railway Station 2.5, Burgess Hill Railway Station 3.0, Brighton seafront 13, Gatwick Airport 18, A23 at Bolney 8.





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