



## The Rowans Green Road, Wivelsfield Green

Guide Price £600,000

# The Rowans Green Road

## Wivelsfield Green, Haywards Heath

Built in 1903, this classic 3-bedroom Edwardian home exudes character and charm. Upon arrival, The Rowan's, greets you with the convenience of driveway parking along with a garage with electric roller door, providing ample space for multiple vehicles. The front facing offers a hedge row for privacy. Additionally, a workshop is available on the property, offering versatile opportunities and the potential to be converted into a home office to suit your needs.

Inside the property, the front porch offers access into the entrance hall and to the left you will find a cosy living room, perfect for unwinding in the evenings, complete with a fireplace adding a touch of warmth and elegance and large bay window. A second formal living room, with triple aspect, is also present, providing a separate space for entertaining guests or relaxing with family. This room has bespoke fitted cabinetry and sliding doors to the rear garden.

The heart of this home lies in the open-plan kitchen and dining area, complemented by a snug area ideal for informal gatherings or morning coffees. The kitchen boasts modern amenities and ample storage space, which has been carefully designed making it a functional and inviting space for cooking and dining, with a gorgeous sky lantern flooding the room with natural light. There is a separate utility room to hide away all the washing and cleaning aspects that a family can bring; which provides space for a washing machine, dishwasher, and freezer and there is convenience of a downstairs cloakroom and a door leading to the back garden.







Henry Adams  
estate agents



Moving upstairs, you will find three well-appointed bedrooms, each offering comfort and privacy. The bedrooms are versatile and can easily be transformed into home offices, guest rooms, or children's bedrooms as needed. The Principle Bedroom enjoys a large sash window to the front and ample fitted wardrobe space providing ample storage. The main bathroom offers a bath with power shower above, a wash basin and a w.c.

Outside, the mature landscaped garden is a true oasis, featuring an abundance of colourful flowers and shrubs that create a picturesque setting for outdoor relaxation and entertaining. For those keen gardeners there is a composting area and green house with power, as well as a small vegetable patch with potential to extend and an area featuring a wildlife pond.

Wivelsfield Green is located just south of Haywards Heath, which provides a mainline station and regular trains to London (Bridge and Victoria in circa 42 minutes), as well as Brighton and further links around the South. There is also Wivelsfield Train Station just a short 5 minute drive away offering train links too. The nearby A23 offers direct access to the motorway network, Gatwick, Heathrow, and the South Coast. Haywards Heath Town offers a range of shops, restaurants, bars, leisure facilities, and further schools. The nearby A23 offers direct access to the motorway network, Gatwick, Heathrow, and the South Coast. There is a good selection of preparatory, public, and state schools in the area, including Wivelsfield Primary School in the Village and other local schools such as Oathall Community College, Great Walstead, Cumnor House, Ardingly College, Hurstpierpoint College and Burgess Hill Girls.

Council Tax band: D / Tenure: Freehold





GROUND FLOOR

FIRST FLOOR

OUTBUILDING

## Green Road

Approximate Area (Excluding Garage) = 1324 sq ft / 123.0 sq m

Total = 1324 sq ft / 123.0 sq m

For identification only - not to scale



## Henry Adams – Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath – RH16 4LX

01444 458380

[haywardsheath@henryadams.co.uk](mailto:haywardsheath@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.