



6 Church Lane

WIVELSFIELD | WEST SUSSEX | RH17 7RD

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Situation

A Grade II listed cottage arranged over 3 floors tucked away within the village with a quaint cottage garden

Set in a semi-rural location along a quiet lane on the periphery of Wivelsfield. The village of Wivelsfield Green provides a post office with a village shop, a popular public house and a highly regarded primary school. Haywards Heath and Burgess Hill are a short drive away and offer a more comprehensive array of shopping facilities and amenities, including mainline railway stations with regular services to London. There are also a range of revered state and private schools locally.

Chimney Cottage is an enchanting Grade II listed home, steeped in centuries of history and character. Believed to date from late 15th century, this quintessential period cottage is nestled along one of the village's charming 'no through' roads, set beside the church and within the conservation area surrounded by glorious open countryside. Rich in original features, the interior is brimming with charm with exposed beams throughout. The ground floor sitting room has a striking open fireplace at its heart alongside a characterful kitchen. The first floor provides a double bedroom and a traditional bathroom, while a second well appointed bedroom sits on the top floor. To the side of the cottage lies a neatly kept garden predominantly laid to lawn providing a peaceful and private outdoor space to enjoy the semi rural setting.



Overview

Kitchen

- » Wall and base units
- » Inset sink
- » Space for cooker
- » Space for dishwasher
- » Space for washing machine
- » Space for fridge
- » Tiled floor



Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



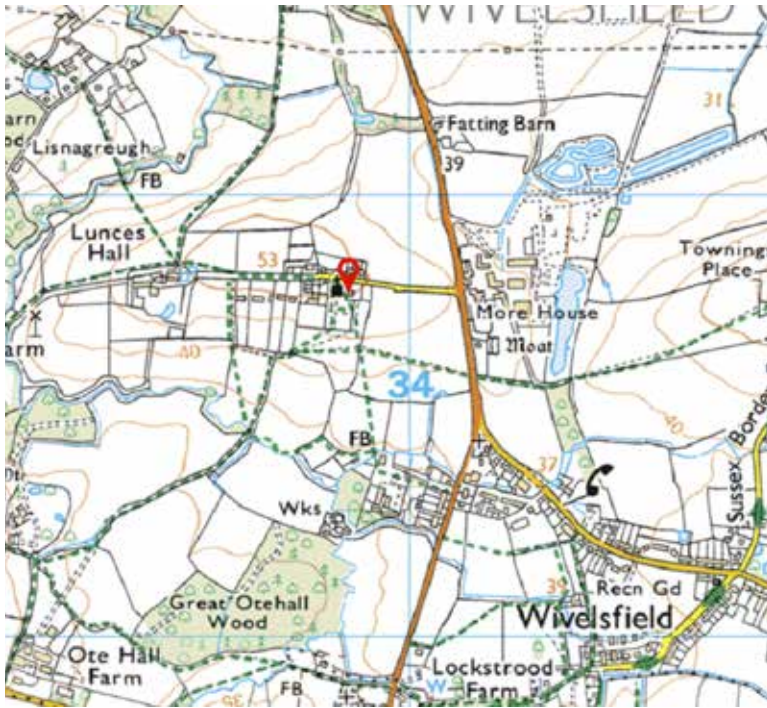
Specification

- » Floor mounted oil fired boiler located in the kitchen
- » Open fireplace in the sitting room
- » Period features
- » Hard wired for super-fast internet

External

The property is approached via a timber gate over a paved path to the front door. The garden is predominantly laid to lawn bordered by mature hedgerow.





Transport Links

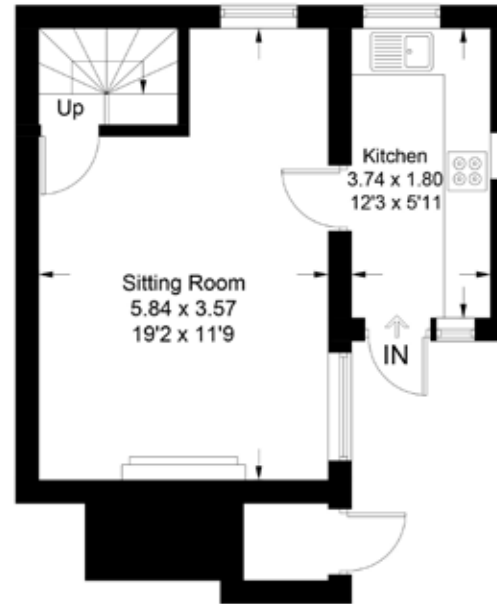
Wivelsfield Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 3.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6 miles
Brighton	approx. 12.3 miles
Gatwick Airport	approx. 18.3 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

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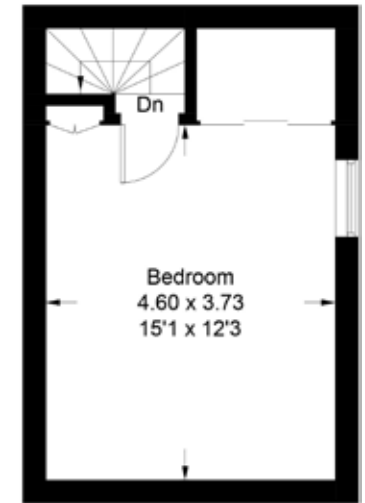
Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
 External Cupboard = 1.2 sq m / 13 sq ft
 Total = 75.0 sq m / 807 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

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Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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