



Whittings Cottage Chapel Road
Haywards Heath, RH17 5NE



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Asking price £1,400,000

A rare opportunity to acquire an beautiful, detached period cottage sitting in approximately 1.75 Acres. Set on the south-western outskirts of Bolney Village off a narrow country lane, backing onto open fields and countryside.

Whittings Cottage is situated in a convenient location within a short drive of the village centre, highly regarded primary school and easy road access onto the A/M23. Originally an agricultural cottage forming part of the Brooklands Farm Estate, it was sold as a private dwelling approx. 40 years ago. The property is not listed and has been extended and modernised whilst maintaining many original features throughout.

Well-arranged and versatile living accommodation briefly comprises: entrance porch, opening into the entrance lobby, door leading into the sitting room enjoying a front aspect with glorious views and feature Inglenook fireplace with inset woodburning stove. Further door from lobby opens into a well-appointed, L-shaped country-style kitchen breakfast room with an extensive range of matching wall/base cupboards and drawers along with spaces for appliances and a feature Rayburn for heating, cooking and supplementary hot water. A ground-floor study or bedroom 5 also has a front aspect. There is a rear lobby that also gives access to a ground floor bathroom. From the kitchen steps lead down into an inner hall with access to a further ground floor bedroom and separate shower room. An impressive double aspect living room also sits off the inner hall with patio doors to garden. Upstairs there are 3 bedrooms and a separate cloakroom/WC

The property is approached via a wooden gate into a long private driveway providing plenty of parking. There is a detached car port enough for 3 cars and storage with an adjoining workshop).

The beautiful gardens are a particular feature of the property enjoying sunny open aspects to the front and rear along with stunning views of the countryside across open fields and beyond.



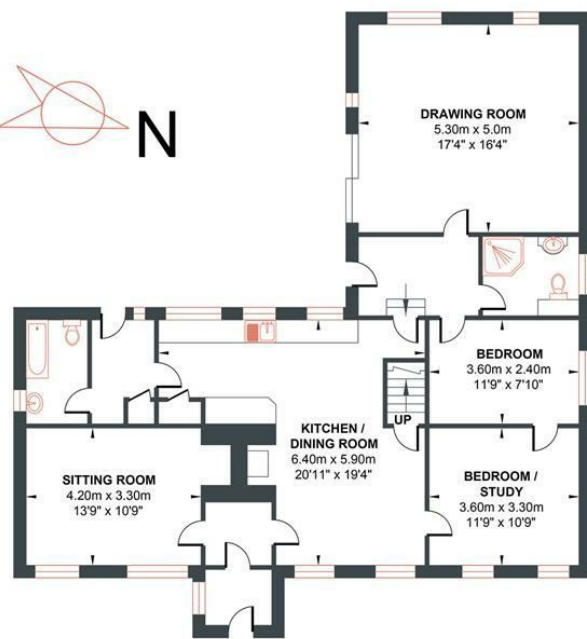
- Detached Cottage
- 2 Bathrooms
- No Chain
- Stunning Gardens of approximately 1.75 Acres
- Car Port
- 4/5 Bedrooms
- LPG gas heating to radiators throughout. Private drainage with septic tank.
- 2 Reception Rooms
- Beautiful Views
- Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

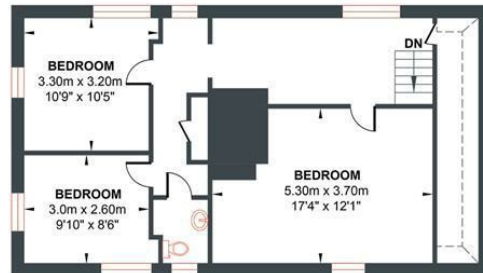
CHAPEL ROAD, BOLNEY

Approximate Gross Internal Area = 221.70 sq m / 2386.35 sq ft

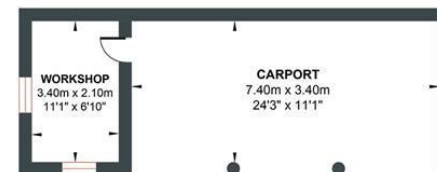
Illustration for identification purposed only, measurements are approximate, not to scale.



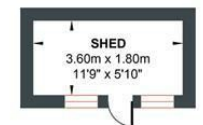
GROUND FLOOR
Approximate Floor Area
1273.04 sq ft
(118.27 sq m)



FIRST FLOOR
Approximate Floor Area
693.51 sq ft
(64.43 sq m)



OUTBUILDING
Approximate Floor Area
350.04 sq ft
(32.52 sq m)



OUTBUILDING
Approximate Floor Area
69.75 sq ft
(6.48 sq m)

