

the floorplan...

**PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT**  
An attached modern house with a timber chalet in gardens and grounds of almost 1.25 acres plus an additional 1.25 acres of woodland (by separate negotiation) on the rural eastern outskirts of the village within walking distance of the pub, village store and primary school.

£900,000  
Freehold

Winters Farm House  
North Common Road,  
Wivelsfield Green,  
East Sussex RH17 7RJ



more details from...

call: Haywards Heath office: **01444 456431**  
email: [hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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## in brief...

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT TO VIEW
- Attached house in grounds of almost 1.25 acres
- 1.25 acres of additional woodland available by separate negotiation
- Large detached Chalet Studio in garden
- Great potential for enlargement STPP
- Easy walk to the village pub, store and excellent primary school
- Close to glorious countryside for walking
- Sitting room with fireplace, dining room & conservatory
- Family size kitchen/breakfast room
- 4 bedrooms and 2 bathrooms
- Wivelsfield & Chailey school catchment areas
- Easy drive to several independent schools
- EPC: D Council Tax Band: F



## in more detail...

An attached modern house with a timber chalet in gardens and grounds of almost 1.25 acres plus an additional 1.25 acres of woodland (by separate negotiation) on the rural eastern outskirts of the village within walking distance of the pub, village store and primary school.

The present owners bought the property from Mansell McTaggart about 19 years ago and have cared well for the property which is now presented in very clean and tidy order throughout.

The house itself offers great potential for enlargement if required (STPP) and the owners have had a timber chalet built in the garden, ideal for home working or a fitness suite/annexe. They have also bought some adjoining and neighbouring woodland on the east side of the driveway which they would be prepared to sell separately if required.

Outside, there is a fabulous west facing terrace adjoining lawns which roll away from the house and adjoins the woodland between the garden and the road.

In all, the house and woodland on the north side extends to around 1.25 acres and the woodland on the east side of the driveway extends to approximately 1.25 acres.



## the location...

The property is set down a driveway off North Common Road on the eastern outskirts of Wivelsfield Green in a rural setting surrounded by glorious countryside which is interspersed with footpaths and bridleways linking with Chailey and Ditchling Common nature reserves.

The village has a popular pub/restaurant, a village store with delicatessen and post office, an excellent primary school and has a friendly community with numerous sports clubs, leisure groups and societies.

Children from the village go onto Chailey Secondary School in nearby South Chailey for which there is a school bus. The local area is well served by numerous independent schools which all offer a school bus service with pick up points close by.

The nearby towns of Haywards Heath and Burgess Hill offer extensive shopping facilities, leisure centres, restaurants and railway stations with a faster service to London Bridge/Victoria in 45 minutes from Haywards Heath.

By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23, the latter lying about 9 miles to the west at Bolney.

### Distances: approx miles on foot/car/rail

The Cock Inn pub 0.5  
 Village store 0.55  
 Wivelsfield Primary School 0.6  
 Chailey Secondary school 3.6 (bus service)  
 Haywards Heath railway station 4.3 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)  
 Wivelsfield station in Burgess Hill 3.3  
 A23 at Bolney 9  
 Gatwick Airport 18  
 Brighton seafront 16