



Maple Cottage, Eastern Road, Wivelsfield Green, East Sussex RH17 7QG

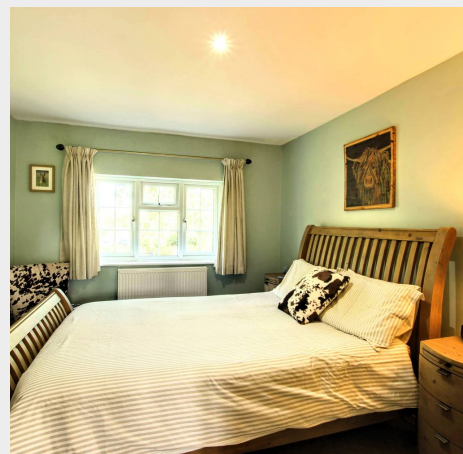
Guide Price £750,000-£775,000

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A beautifully presented 4 double bedroom 1930s detached cottage with a 66' x 50' rear garden in one of the village's most desirable no-through lanes opposite the recreation ground, close to glorious countryside and woodland and within a 10 minute walk of the village school, pub and store.

- Detached character cottage in prime village location
- Front garden & 66' x 50' east facing rear garden
- Driveway parking
- Integral garage (Potential STPP)
- Easy walk to excellent village primary school, pub & store
- Immaculate and neutral decorations throughout
- Big living room with open fireplace
- Separate dining room
- Family size kitchen breakfast room with integrated appliances
- 4 big bedrooms with plenty of wardrobes
- Large family bathroom
- Potential to create an additional shower room
- Solar panels generating an income
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: F

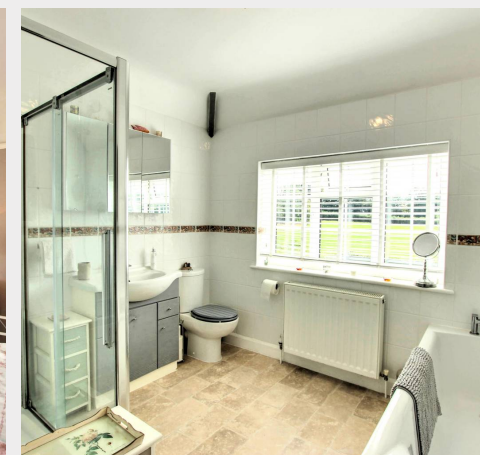
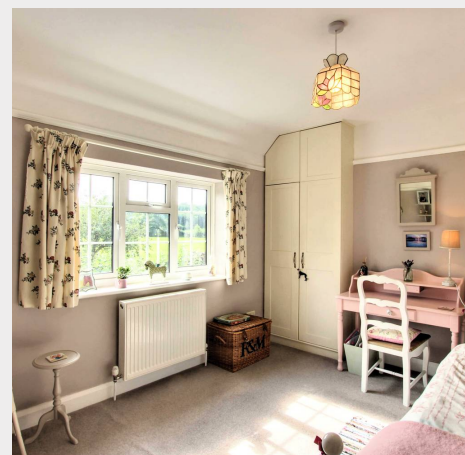
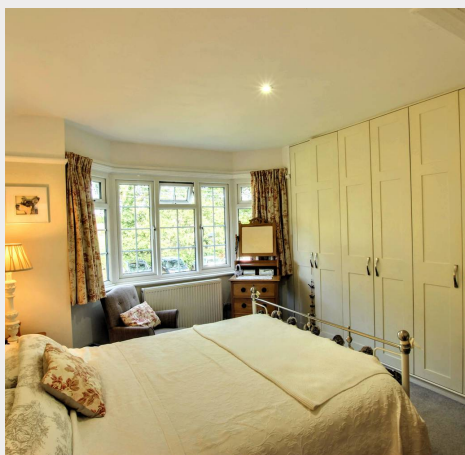


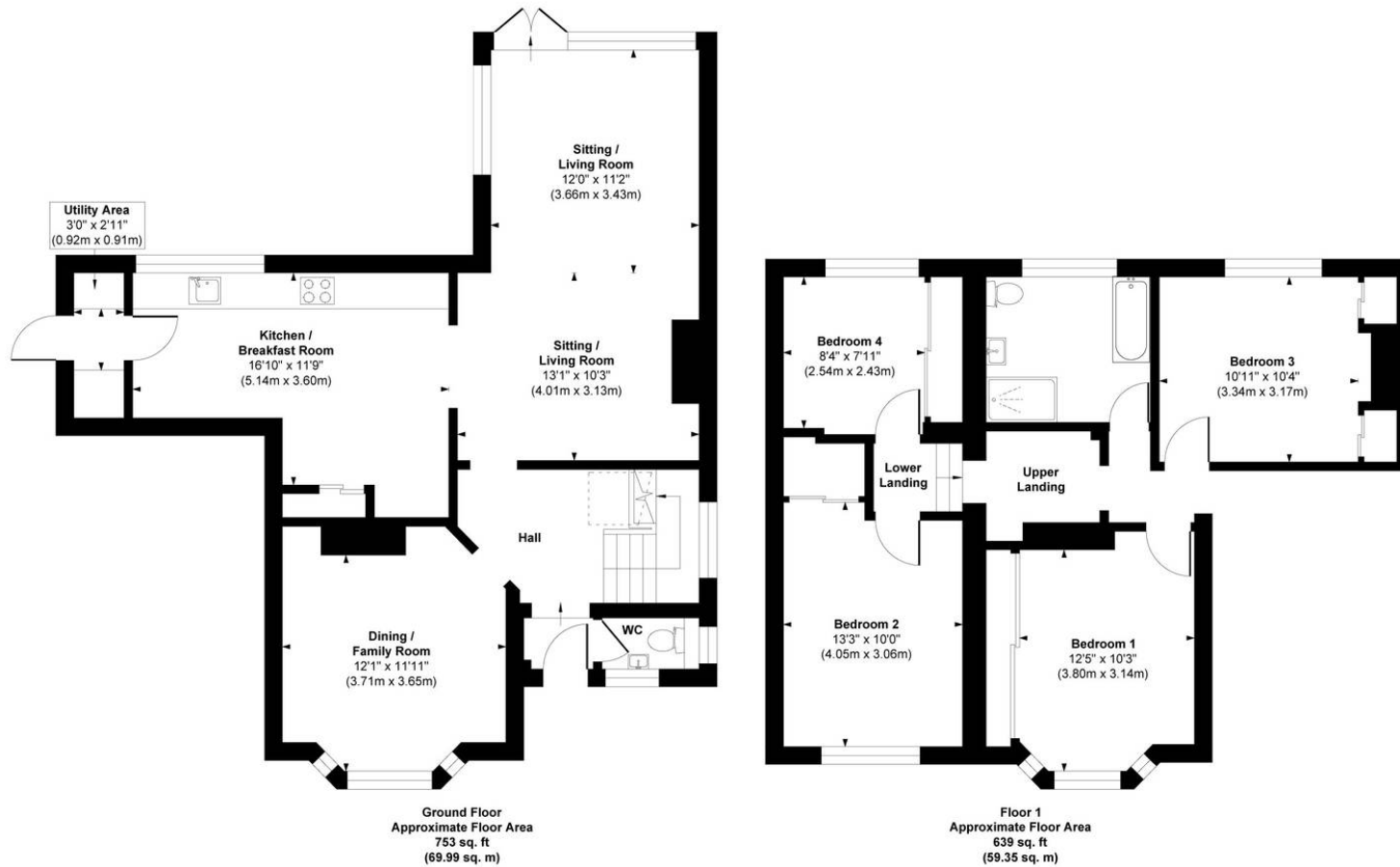
The property is located at the northern end of Eastern Road opposite the Village Green. The village is surrounded by glorious open countryside and woodland with footpaths and bridleways linking with both Ditchling and Chailey Common nature reserves. Local amenities include an excellent primary school, village store with delicatessen, a friendly local pub/restaurant, numerous sports clubs and social groups. Children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. A regular bus service runs through the village linking with the neighbouring districts and towns. Both Haywards Heath and Burgess Hill town centres are about 3.5 miles distant where there are extensive shopping facilities, leisure centres and railway stations. Haywards Heath railway station provides a faster service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 8 miles to the west at Bolney or Warninglid.

Distances: (approx. on foot/miles)

Primary School (0.5), Village pub and stores (0.55), Chailey Secondary School (3.5), Haywards Heath Station (3.7), Wivelsfield Station (2.5), Brighton seafront (13), Gatwick Airport (17), A23 at Bolney (8)





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