



65 Charters Gate Way, Wivelsfield Green, West Sussex RH17 7EW
£750,000



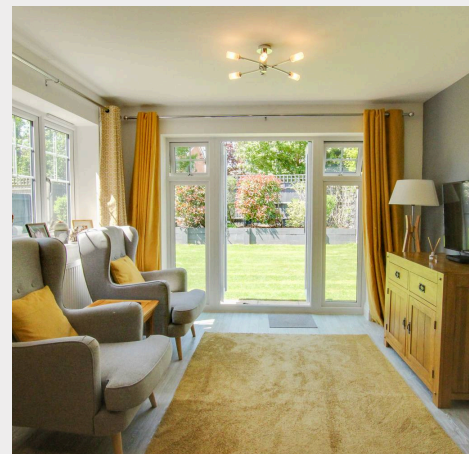


A deceptively spacious (2067ft.²) 4 bedroom, 3 bathroom detached family home with a 37' x 45' West facing rear garden in this popular new development on the eastern side of this lovely rural village within a 10 minute walk of the local pub, store/delicatessen and an excellent primary school and very close to glorious open countryside.

Agents Note

There is an Annual Service Charge of £750.

- Immaculate home on desirable new development
- Village near excellent primary school
- 37' x 45' west facing rear garden
- Family size kitchen/family room with doors out to the garden and integrated Bosch appliances – utility – cloakroom
- Sitting room and study/playroom
- Integral garage with resin floor and electric door
- Master bedroom with en-suite and dressing room
- Guest bedroom with en-suite shower room
- 2 further double bedrooms and bathroom
- Electric car charger installed
- Easy walk to the Village pub and shop
- On the doorstep of open countryside
- Council Tax Band 'F' and EPC 'B'



Location

The property is located in a cul-de-sac within this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and within an easy 5-10 minute walk of the village store/delicatessen/post office, pub, excellent primary school and adjoins open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and both Ditchling and Chailey Common nature reserves. Children from the village go onto Chailey Secondary School in nearby South Chailey for which there is a school bus. The village has an excellent community and numerous sports clubs and leisure groups. The towns of Haywards Heath and Burgess Hill are both within 3-4 miles where there are extensive shopping and recreational facilities, leisure centres and railway stations. A faster rail service to London is available from Haywards Heath. By road access to the major surrounding areas can be swiftly gained via the B2112 and the Haywards Heath/A272 relief road linking with the A/M23 at Bolney.

Distances: (approx. in miles on foot/car/rail)

Wivelsfield County Primary School 0.4, Chailey Secondary School 3.5 (school bus),

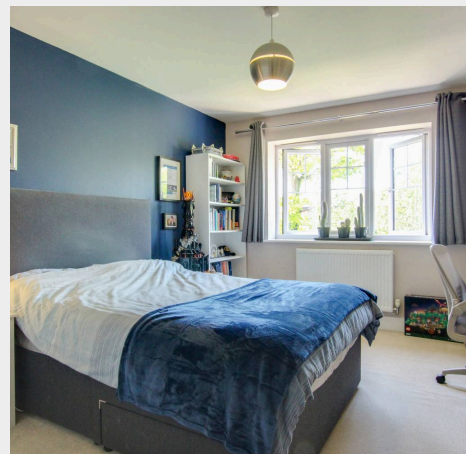
The Cock Inn pub & Village store 0.3

Wivelsfield Station in Burgess Hill 3.2, Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins)

A23 at Bolney 9,

Gatwick Airport 17,

Brighton seafront 14



Approximate Gross Internal Area

2067 sq. ft / 192.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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