



Willow Pond Cottage, Ditchling Common, Wivelsfield, East Sussex RH15 0SJ

Guide Price £675,000-£700,000





A detached 3/4 bedroom bungalow occupying a fabulous plot of almost 0.25 acres hidden away in a semi rural location down a driveway with a gate onto a bridleway and Ditchling Common Nature Reserve yet within walking distance of all the village amenities of Wivelsfield Green and within a short drive of Wivelsfield and both Haywards Heath & Burgess Hill town centres & railway stations.

- Detached bungalow on 0.25 acre plot
- Rural location adjoining Ditchling Common nature reserve
- Lovely walk into Wivelsfield Green village
- Rear gate onto a bridleway - Ditchling Common
- Potential for extending/loft conversion STPP
- Living room with Inglenook fireplace
- Master bedroom with en-suite cloakroom
- Modern kitchen, dining room (potential bedroom 4), 2 further bedrooms, bathroom
- Long driveway, plenty of parking, garage
- Very clean and tidy
- EPC rating: E - Council Tax Band: F



The property is situated down a driveway between the Ballantines and opposite Pepper Close on the southern edge of Wivelsfield and adjoins the Ditchling Common Nature Reserve in a semi-rural setting.

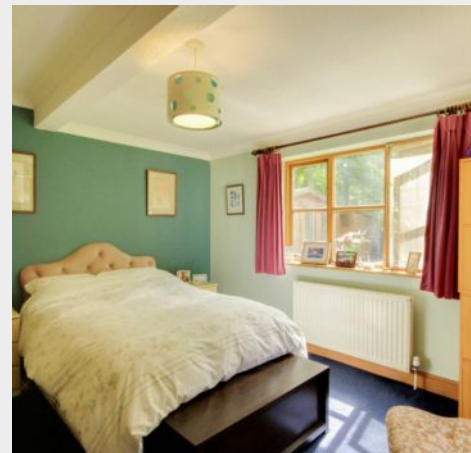
The nearby towns of Burgess Hill and Haywards Heath (3/4 miles) both offer comprehensive shopping and leisure facilities, restaurants and mainline railway services with fast services to London Bridge and Victoria (both approximately 47 minutes). Wivelsfield station with within 2 miles.

The nearby village of Wivelsfield Green has village shop/post office, church, village hall, primary school and a good pub which is within a very pleasant country walk via the bridleway and Eastern Road.

Schools: Wivelsfield Green Primary School 1.3 miles. Manor Field Primary School 1.5 miles. Chailey Secondary School catchment – bus stop close by.

Stations: Wivelsfield Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 1.5 miles.

By road, access to the major surrounding areas , the A23 and motoway netowrk can be gained via the Ditchling Road B2112 and the A272.

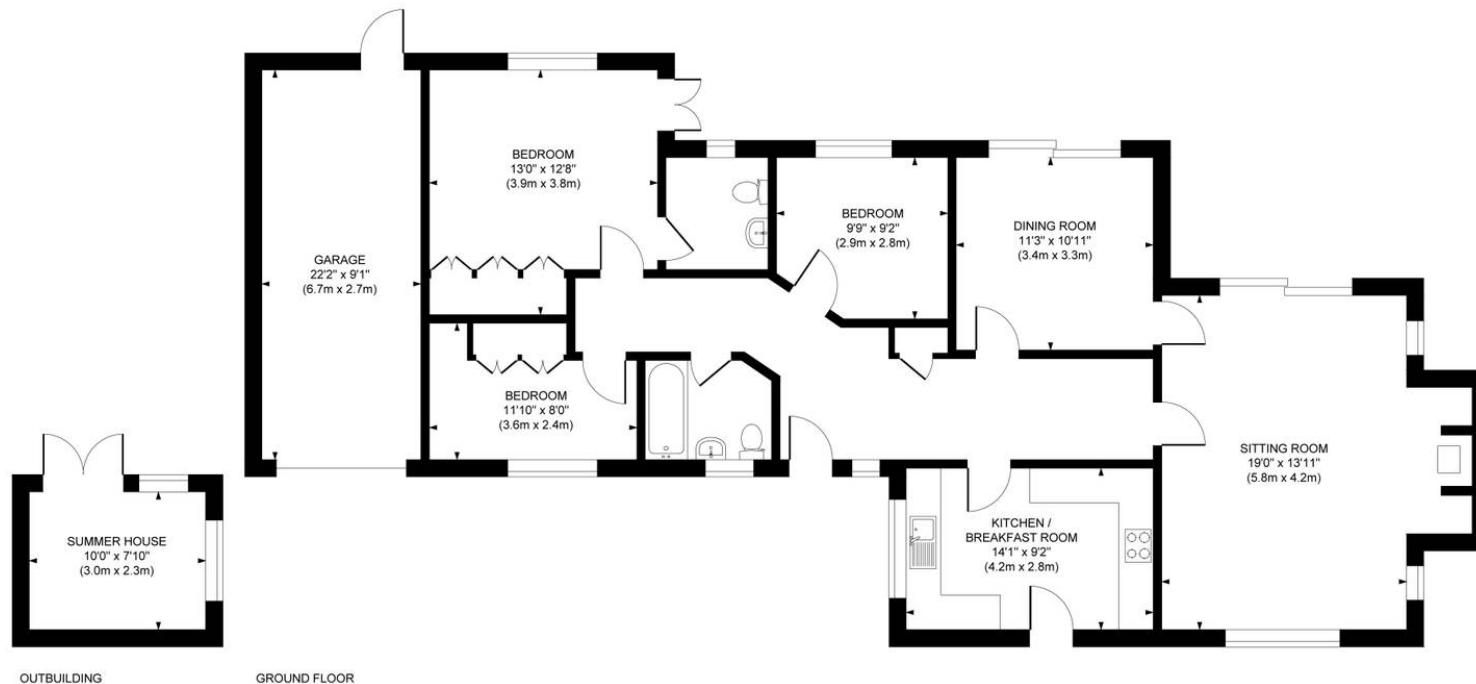


Approximate Gross Internal Area

Main House 1428 sq. ft / 132.64 sq. m

Outbuildings 79 sq. ft / 7.31 sq. m

Total 1506 sq. ft / 139.95 sq. m



OUTBUILDING

GROUND FLOOR

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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