



BRITISH  
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AWARDS

2022



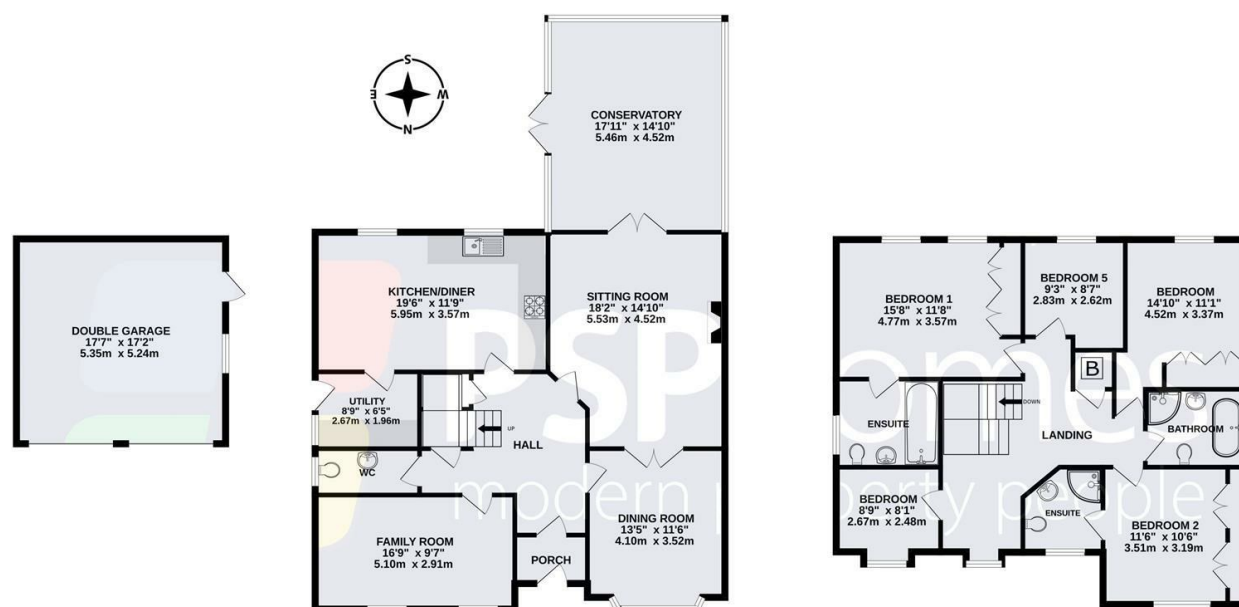
GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



6 Farncombe Close, Wivelsfield Green, East Sussex, RH17 7RA

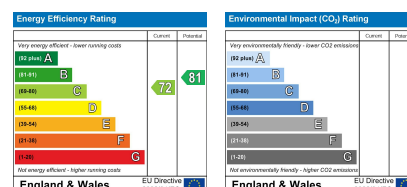
Price £850,000 Freehold



AREA INCLUDING GARAGE IS 2,593 SQ FT

TOTAL FLOOR AREA: 2291sq.ft. (212.8 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 6 Farncombe Close, Wivelsfield Green, East Sussex, RH17 7RA

### What we like...

- \* Exceptionally spacious (2,291 sq ft) and incredibly versatile accommodation.
- \* Five bedrooms, three bath/shower rooms and four reception rooms.
- \* Detached double garage and driveway parking for several cars.
- \* Peaceful cul-de-sac position within walk of village pub, great primary school and countryside.
- \* Sunny south facing garden and no onward chain.

**Guide price £850,000 - £875,000**

### The Home...

This fabulous detached family home, with detached double garage, was built in the late 1980s by the reputable 'Clarke Homes' and is offered for sale for the first time since.

Internally the home offers an incredible amount of spacious, family friendly accommodation of over 2,300 sq ft that will surely appeal to anyone looking for a large family home in a village setting.

Upon entry, the tone is set by the impressive reception hall with central staircase. The sitting room extends to over 18ft with a fireplace providing the natural focal point. This room interconnects with the dining room and conservatory respectively and when the double doors are open either end you have a superb living through living space that is great for entertaining.

The conservatory itself also extends to around 18ft and has French doors that open on to the garden – a fabulous space during the summer months.

Over the hall you have the family room which is perfect as a play room, work from home space or ground floor bedroom.

The spacious kitchen provides plenty of space for a dining table, generous storage and prep space and a range of integrated appliances. The separate utility has a handy side door, great after a muddy dog walk or football training!

The ground floor also has a cloakroom and useful understairs storage cupboard.

A turned staircase rises to the galleried first floor landing. On this level you have five bedrooms and three bath/shower rooms. The master bedroom is a generous double with fitted wardrobes and a large ensuite with bath and shower. The guest bedroom also has modern ensuite shower room, whilst the remaining three bedrooms are served by the family bathroom with roll-top bath and separate shower.

The home has gas fired central heating, is fully double glazed and has a recent EICR (electrical certificate) in place. There is some cosmetic updating now required by in terms of space and flexibility, there is an incredible amount of offer.

### Step Outside...

Stepping outside you have a lovely garden that is fully enclosed, offers plenty of privacy & seclusion and is laid mainly to level lawn. The decked terrace is the perfect spot for some 'al-fresco' dining with friends & family and there is pretty planting. The southerly aspect means you have sunshine throughout the day too.



Double gates open to the large block paved driveway which provides parking for several cars. The detached double garage has power, lighting and the pitched roof means there is a handy attic space.

### Out & About...

Farncombe Close is a sought-after and peaceful residential close off North Common Road in the heart of the desirable village of Wivelsfield Green. The village itself lies conveniently between Haywards Heath and Burgess Hill whilst also providing easy links to East Sussex. Village facilities include the Cock Inn public house/restaurant which serves fabulous Sunday Lunches, a convenience/newsagents shop with Post Office facility, Morrisons Daily convenience store and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection. You are surrounded by beautiful Sussex countryside, ideal for any lover of the great outdoors or those with dogs.

Haywards Heath is just 2.5 miles to the north and provides more extensive shopping and leisure facilities including Waitrose and Sainsbury's Superstores, The Orchards Shopping Centre and the social hub of the town - The Broadway, which offers names such as Cote Brasserie, Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Wolfax Coffee Roasters. For commuters, Haywards Heath's station provides swift links to London (47 mins to London Bridge/Victoria), Brighton (20mins) and Gatwick International Airport (10-15 mins). Burgess Hill lies 3.5 miles west whilst Lewes is just over 9 miles. By car surrounding areas can be accessed via the A272 east/west road and the A23(M), which lies roughly 7 miles west at Bolney.

### The Specifics...

Tenure: Freehold  
Title Number: ESX152885  
Local Authority: Lewes District Council  
Council Tax Band: G  
Plot Size: 0.13 acres (south facing)  
Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe the above information is correct and whilst it is provided in good faith we cannot guarantee its accuracy. Buyers should check any information personally before exchange of contracts.

