

Maple Cottage

Wivelsfield Green





Welcome to Maple Cottage

Set in an idyllic village setting, this handsome detached 1930s home offers the perfect blend of character and space, with open countryside directly behind you and a thoughtfully designed layout that works brilliantly for modern living.

This really is the epitome of the quintessential village living with a brilliant village school, cracking pub, two village stores and a thriving community to raise a family. All this whilst still offering easy links to the larger towns of Haywards Heath, Burgess Hill and Lewes.





Character Cottage

Upon entry you're welcomed by a really generous central hallway. Light pours in from the large half-landing window making this a really inviting and welcoming space.

The living space offers incredible flexibility. To the front is the versatile reception room which is currently used as a dining room but could easily be a lovely sitting room, with pleasing outlook over the front garden.

The heart of the home is the through sitting room with large windows overlooking the garden, open fireplace with exposed brick surround and an opening that allows the space to flow into the kitchen.





Country Kitchen



The kitchen itself extends to 17ft and is fully equipped with an extensive range of pale blue shaker-style cabinetry providing huge storage space, solid wood counters and a range of integrated appliances including Neff double oven and hob, dishwasher, Lamona microwave and fridge/freezer. The separate utility area houses the boiler and provides plumbing for the washing machine

The ground floor also has a cloakroom which has a vaulted ceiling and feature glazed gable.





Bed & Bath

On the first floor there are four double bedrooms and the large family bathroom. The main bedroom has a leafy outlook over the front through the bay window and has full width fitted wardrobes.

The second bedroom also overlooks the front and has space to create a small ensuite, if required.

The third and fourth bedroom overlook the rear garden and also enjoy built in wardrobes.

Each bedroom is served by the large family bathroom with separate bath and shower.

The home has been very well kept, has gas fired central heating and is fully double glazed. There are also solar panels which reduce energy bills

Step Outside

To rear you have a superb, level rear garden that extends to 67ft in depth backing on to fields. The large expanse of level lawn is perfect for children to play whilst the paved terrace that sits adjacent to the house and under a pergola is the ideal spot for glass of something chilled on a balmy summer's evening. There is plenty of pretty planting and the raised beds add texture and colour. Storage wise, there are sheds to both sides too.

Gated side access leads to the front where you'll find a pretty front garden with established rhododendron, acer and magnolia trees. Mature beech hedges created separation on the boundaries and there is driveway parking leading to the integral garage.

In our opinion there is plenty of scope to extend the ground floor, if required. The garage could easily be converted to create a utility and separate study. There is also space to create a small ensuite on the first floor. Any work is of course subject to any necessary consents.





Out & About

Eastern Road is a quiet side lane in the heart of Wivelsfield Green - a delightful and incredibly popular village that enjoys the most convenient of positions, with easy access to Haywards Heath, Burgess Hill and Lewes. 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. In fact, at the end of Eastern Road you have footpaths that lead through the woods to Ditchling Common.

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 Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Wolfox 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.





Gross internal area = 1,564 sq ft / 145.37 sqm

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The Specifics

Tenure: Freehold

Title Number: ESX361353

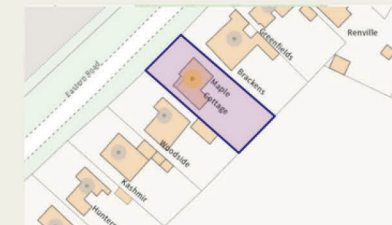
Local Authority: Lewes District Council

Council Tax Band: E

Plot Size: 0.13 acres

Available Broadband Speed: Superfast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.





Maple Cottage
Eastern Road
Wivelsfield Green
East Sussex
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