Four Seasons, North Common Road, Wivelsfield Green, RH17 7RJ

Guide Price **£900,000 - £1,000,000**

MANSELL McTAGGART
Trusted since 1947

A highly versatile 4/5-bedroom detached chalet style house of 2,400 sq ft, occupying a 0.6-acre plot on the eastern edge of the village offering potential for alteration/extending STPP, within a short walk of the Village primary school, shop/store, pub, and glorious countryside.
The property was built for the current family in the 1980s and if you check the floorplan, you will see you could easily create three bedrooms on the first floor by adding windows, etc.

The property is approached over the lane serving Manns Farm and has large sections of gardens to either side of the house of approximately 125' x 75' each, creating a high degree of seclusion from neighbouring houses.

There is plenty of driveway parking, a detached double garage and a half-depth, double-width garage.

- Light and airy open-plan accommodation of 2400 sq ft
- Mature and secluded gardens of 0.6 acres
- Potential for alteration/redevelopment STPP
- Potential to create 3 bedrooms on the first floor
- 5 minute walk to the village pub and shop
- Walking distance of the excellent local primary school
- Close to countryside & Village Green
- 4 miles to Haywards Heath Railway station
- For sale with immediate vacant position
- Solar panels - all in good working order
- EPC rating: C - Council Tax Band: G

Planning applications:

The land to the east of the property is potentially going to be developed – Green Rock Developments are trying to get planning consent for 27 properties which we believe will share the lane – Ref: LW/25/0286 Please see link:

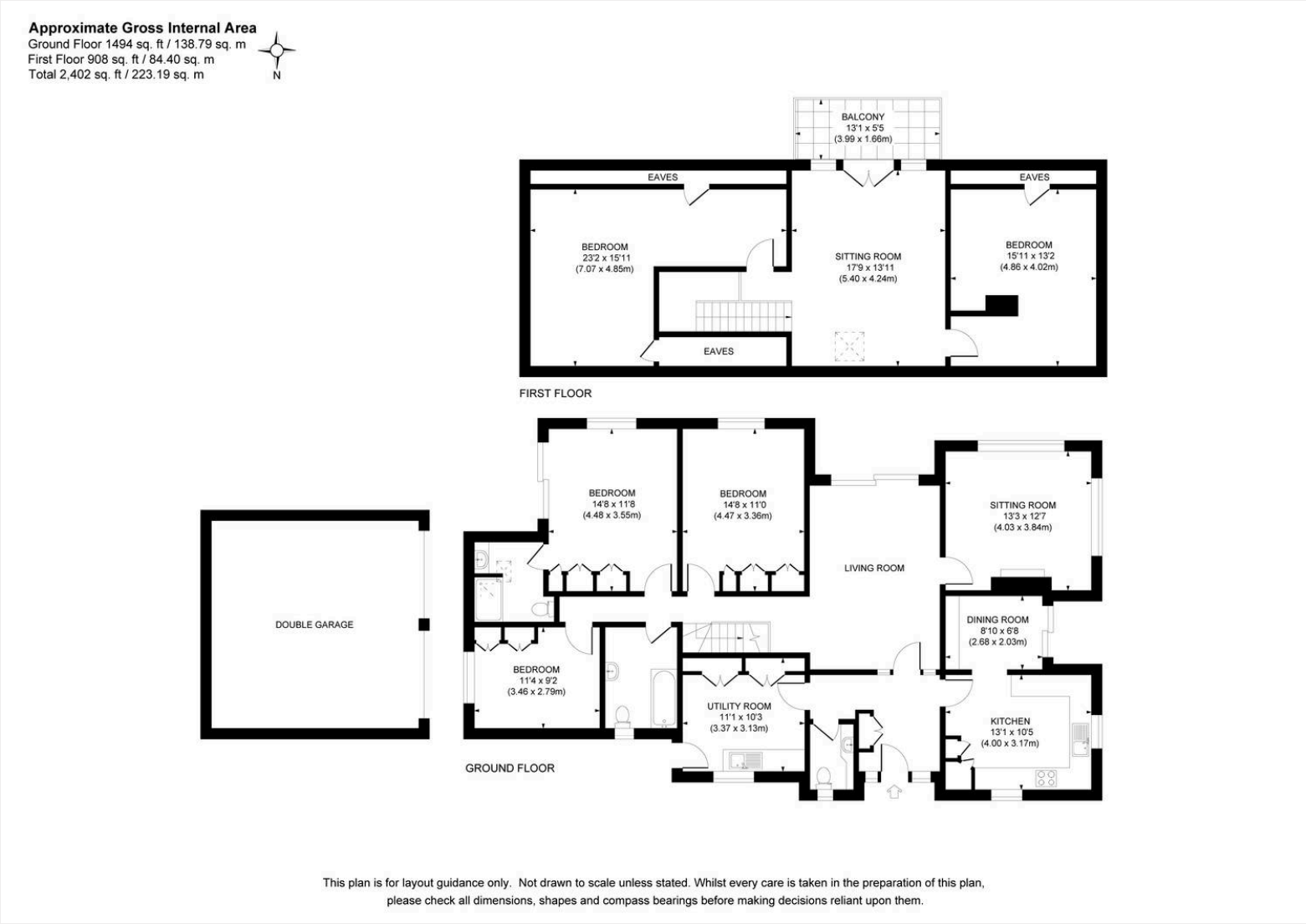
https://planningpa.lewes-eastbourne.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=SWCYZLJDJB600

The house is positioned up a lane opposite the LDS church on the eastern edge of the village.

The village pub, store/delicatessen/post office and the primary school are within a few minutes walk and the village Is totally surrounded by some glorious countryside intersperse with footpaths and brideways linking with the neighbouring districts and both Ditchling and Chailey common nature reserves.

The nearby towns of Haywards Heath and Burgess Hill are both within 4 miles and have large shopping centres, railway stations and leisure centres. Wivelsfield Primary School has a great reputation and children catch a school bus to nearby Chailey Secondary School in South Chailey.

The local area is well served by numerous independent schools to include Great Walstead, Cumnor House, Ardingly, Worth, Hurst & Burgess Hill Girls. These and some of the county's other excellent schools, including Brighton College, Bedes, Roedean and Lancing College all provide a school bus service with pick up points close by.



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