



The Maples

NURSERY LANE | WIVELSFIELD GREEN | EAST SUSSEX | RH17 7RB

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Situation

A modern and spacious family house sitting centrally within its private gardens and styled in a contemporary fashion with luxurious fixtures and fittings to match

Set in a semi-rural location in the heart of the rural low weald of Mid Sussex the property is an approximate 12 minute drive from Haywards Heath train station. The village of Wivelsfield Green provides a post office with a village shop, a popular public house and a highly regarded primary school. Haywards Heath and Burgess Hill are almost equidistant at just over 3 miles away and offer a more comprehensive array of shopping facilities and amenities, including mainline railway stations with regular services to London. There are also a range of revered state and private schools locally including Hurst College, Ardingly College, Brighton College, Great Walstead and Cumnor House.

Built in 2015, this modern detached house was designed and built to a high specification and is situated along a country lane close to open countryside. The property boasts comfortable and flexible living space with well-proportioned rooms arranged over 2 floors. Luxurious features including oak flooring and joinery can be seen throughout along with underfloor heating to the majority of the ground floor. The open plan kitchen and dining room boast a range of fitted appliances along with bi-fold doors out onto the private rear garden. There is also the benefit of a formal sitting room and further reception room along with a ground floor bedroom serviced by an en-suite shower room. 3 further bedrooms and a family bathroom reside on the first floor with the master bedroom also benefitting from an en-suite shower room. The landscaped gardens wrap around the house with a large paved terrace area making an ideal setting for entertaining. There is a decked area with space and plumbing for a hot tub along with a contemporary clad studio with a multitude of uses. The block paved driveway provides parking for 3 cars and access to the store.



Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker with extractor fan over
- » Fitted 'Smeg' dishwasher
- » Fitted fridge freezer
- » Ceramic tiled floor



Bathrooms

Ground Floor En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Ceramic tiled floor

First Floor Family Bathroom

- » Tiled bath with centre mounted taps
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Wash hand basin with drawers under
- » Low level w.c. suite
- » Heated ladder style towel radiator

Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Ceramic tiled floor



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the boiler cupboard
- » Underfloor heating throughout the majority of the ground floor.
- » A wealth of oak throughout the property
- » Focal contemporary wood burner in the sitting room
- » Versatile layout with ground floor bedroom
- » Contemporary clad studio in the rear garden
- » Landscaped private garden



External

The property is approached over a shingle driveway with parking for 3 cars and access to the store. There is an area of lawn to the front of the property bordered by mature hedge row. Side access is via timber gates on either side of the property. A large paved patio adjoins the rear of the property with an expanse of lawn wrapping around the property on 3 sides. In one corner is a raised decked area with space and plumbing for a hot tub and in the other corner of the property is a sizable timber clad studio with glazed doors.





Transport Links from The Maples

Wivelsfield Train Station	approx. 3.2 miles
Haywards Heath Train Station	approx. 4.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6.9 miles
Brighton	approx. 13 miles
Gatwick Airport	approx. 19 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

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Approximate Gross Internal Area (Including Eaves)
 288.1 sq m / 2885 sq ft
 Studio = 12.6 sq m / 135 sq ft
 Total = 280.7 sq m / 3020 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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