



**Stream Farmhouse, Green Road, Wivelsfield Green, RH17 7QA**  
**GUIDE PRICE ... £500,000 ... FREEHOLD**



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A 4 bedroom detached former farmhouse in need of complete renovation (currently arranged as a pair of 2 bedroom semi-detached cottages) with south facing gardens and plenty of parking to the rear, for sale as a whole (preferably) or as two separate cottages. The property has been owned by the same family since the late 1800s. The farmhouse was divided into 2 separate cottages in the 1960s and they have been let out more recently and are now to be sold by the family. There is roadway access from Blackmores to the rear which leads to a parking area for the properties and a double garage.

Avery House: named after the original builder. (Eastern side) is the slightly larger of the cottages and comprises a large kitchen, a downstairs bathroom, a living room with 2 large bedrooms on the first floor and has a 67' x 29' south facing rear garden and plenty of parking behind.

Stream House: named as being the cottage nearest to the the stream and the name of the original farmhouse. This is marginally smaller and comprises a kitchen, a living room with fireplace, a cellar, a downstairs bathroom and cloakroom with 2 bedrooms on the first floor. There is a 40' x 24' south facing rear garden with double garage and parking in front.

EPC rating: E - Council Tax Band: B



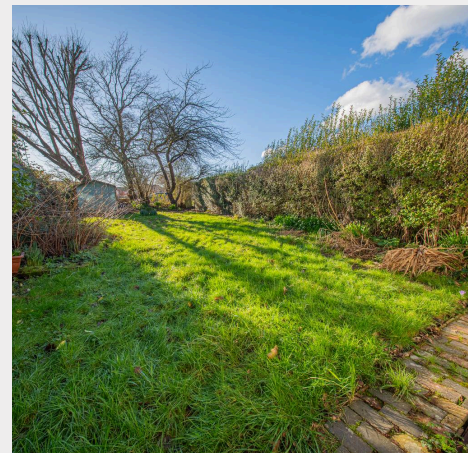
The property is situated at the western end of Green Road on the western outskirts of the village. Wivelsfield Green is surrounded by glorious countryside and woodland interspersed with footpaths and bridleways linking with neighbouring districts and both Ditchling and Chailey Common nature reserves.

The village has a local store/delicatessen/post office, great pub, numerous sports clubs and a highly regarded primary school.

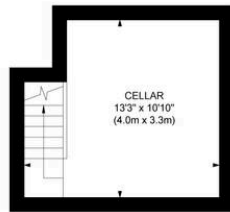
Children from the village go onto Chailey Secondary School in nearby South Chailey, for which there is a bus. The local area is well served by numerous independent schools including Burgess Hill Girls, Great Walstead, Ardingly, Cumnor House, Handcross Park and Worth. These and some of the county's other excellent independent schools including Brighton College, Bedes, Roedean and Lancing College all run a school bus service with pick up points close by.

The nearby towns of Haywards Heath (3 miles) and Burgess Hill (3.5) both have extensive shopping facilities, leisure centres and railway stations with a fast service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins) from Haywards Heath.

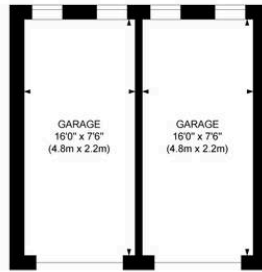
By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and A/M23, the latter lying about 8 miles to the west at Bolney.



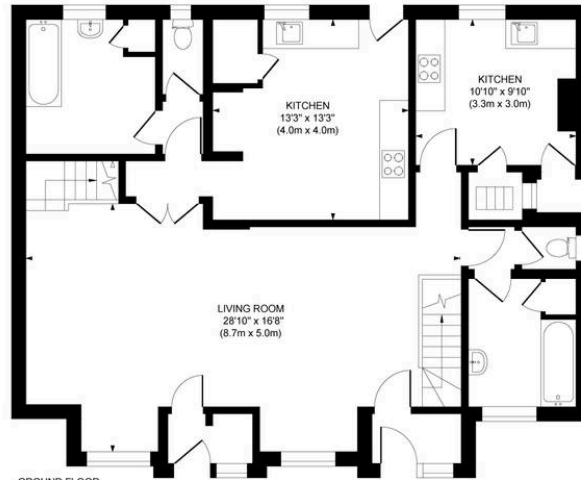
**Approximate Gross Internal Area**  
Main House 2057 sq. ft / 191.09 sq. m  
Garage 248 sq. ft / 23.03 sq. m  
Total 2305 sq. ft / 214.12 sq. m



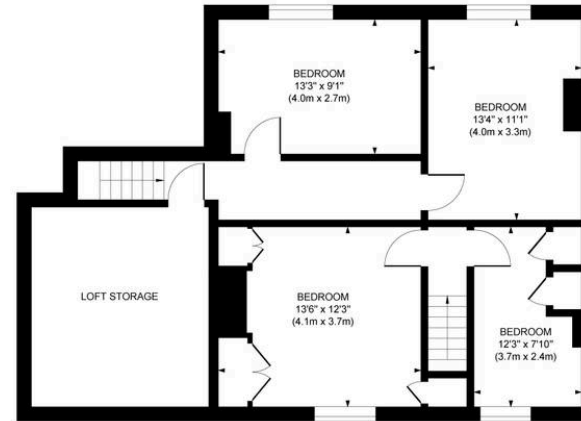
CELLAR



GARAGE



GROUND FLOOR



FIRST 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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