The Rowans, Green Road, Wivelsfield Green, RH17 7QA

PRICE : **£525,000**

MANSELL McTAGGART
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A most attractive 3 bedroom, 3 reception room Edwardian semi-detached villa offering tremendous potential for extending STPP with plenty of driveway parking, a large garage and workshop alongside occupying a large south facing plot within this popular village backing onto a bridleway and virtually adjoining the Village recreation ground.

- Attractive Edwardian home of character
- Fabulous south facing plot with 70' x 37' garden
- 3 reception rooms with fireplaces
- Fantastic kitchen/breakfast room – utility room
- 3 bedrooms and bathroom on first floor
- Great scope for side extension STPP
- Private driveway parking for at least 3 cars
- Large garage and adjoining workshop
- Easy walk to the village primary school
- Close to village pub, shop and countryside
- Nearest stations: Wivelsfield (2.2) Haywards Heath 3.1
- EPC rating: D - Council Tax Band: D

The property is situated midway along Green Road within walking distance of all village facilities. 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 school 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.

Living Area:- 1258 ft² ___ 117 m² (Excluding Garage and Workshop).
Garage and Workshop:- 301 ft² ____ 28m²
Total Area:- 1559 ft² ____ 145m²
All measurements are approximate and for display purposes only.

Mansell McTaggart Haywards Heath

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