



## Vergers Cottage, 4 Church Lane, Wivelsfield, E. Sussex RH17 7RD

Guide Price £750,000



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A detached period cottage with pretty gardens adjacent to the Ancient Church in the old rural Parish of Wivelsfield, forming part of the conservation area and surrounded by a handful of other period cottages close to glorious countryside and just 3 miles to the south of Haywards Heath.

- Detached period cottage of immense character
- Grade 2 listed and dating from the 1600s
- Once the Post Office and Verger's house
- Within the Old Parish of Wivelsfield and surrounded by glorious countryside
- Pretty cottage-style front and rear gardens
- 3 individual living rooms - 2 fireplaces
- Pine kitchen with granite tops and AGA
- Main bedroom with dressing room/bed 4 & en-suite bathroom
- 2 further bedrooms and big bathroom
- Required general modernisation
- Railway stations: Haywards Heath 2.9 miles & Wivelsfield 2.3 miles by car (1.4 on foot over fields)
- Council Tax Band: F





Vergers Cottage forms part of the conservation area in the Old Parish Conservation area of Wivelsfield, being one of the county's best kept secrets and is made up of just a handful of cottages and grand houses, creating the perfect English Country Village. The Parish is located just to the north/west of Wivelsfield Green and is surrounded by countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages and within a pleasant 1.5 mile walk of Wivelsfield railway station on the northern outskirts of Burgess Hill. Haywards Heath is approximately 2 miles to the north where there is a town centre, extensive range of shops, stores, restaurants, cafes and bars, leisure facilities and a mainline railway station (fast commuter links to London in 47 mins, Gatwick Airport in 15 mins and Brighton in 20 mins). The adjoining village of Wivelsfield Green has a local service station with a Morrisons convenience store and the village itself has a general store/post office with delicatessen, a pub, a village hall and a highly regarded primary school. Children from the village go on to Chailey Secondary School in South Chailey for which there is a school bus. The local area is well served by some excellent independent schools including; Great Walstead, Ardingly College, Worth, Hurst, Cumnor House and Burgess Hill Girls. These and some of the County's other excellent schools like Brighton College, Bedes, Roedean and Lancing which all run a school bus service with pick-up points close by. Burgess Hill town centre is approximately 3.5 miles distant and also has an extensive range of shops, leisure facilities and 2 railway stations.

By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying 7 miles to the north west at Bolney or Warninglid.



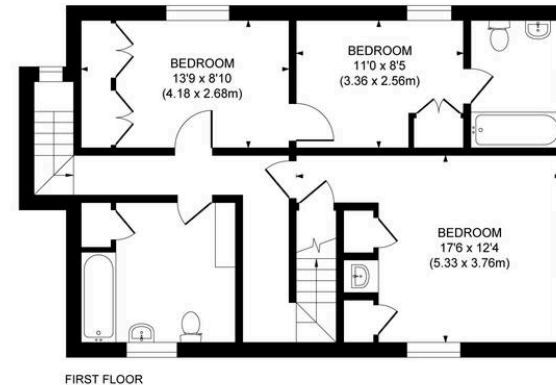
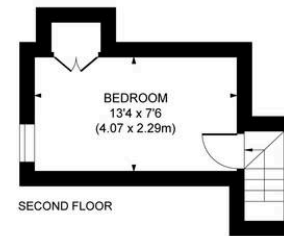
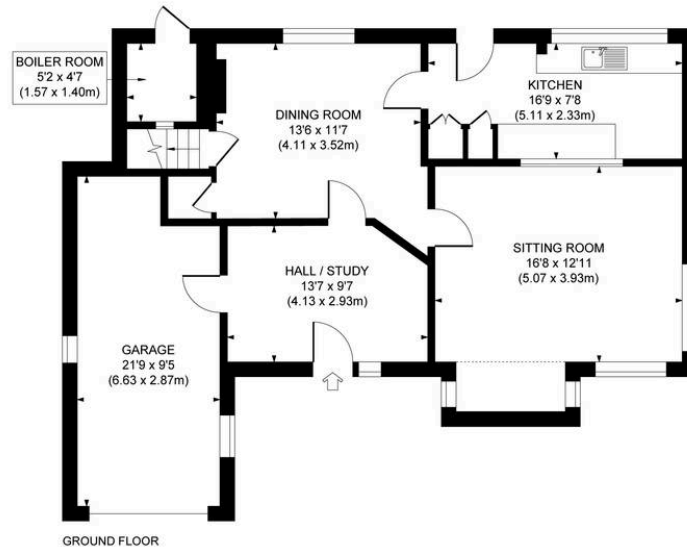


**Approximate Gross Internal Area**

Main House 1,542 sq. ft / 143.29 sq. m

Garage 192 sq. ft / 17.83 sq. m

Total 1,734 sq. ft / 161.12 sq. m



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.

## Mansell McTaggart Haywards Heath

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