



Woodpeckers, 4 Highview Place, Wivelsfield Green, RH17 7RZ

Guide Price £1,000,000 – £1,100,000



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 5 bedroom, 3 bathroom detached family house spanning 2467 sq.ft (including garage) in an exclusive cul-de-sac of just four high-quality homes built around 2004 via Millwood Designer Homes on the edge of this popular village close to countryside, the friendly local pub, store and excellent primary school within 4 miles of Haywards Heath railway station. For sale with no onward chain.

- Beautiful home in exclusive private development
- Short walk of Village pub, store & primary school
- Close to countryside and Ditchling Common
- Fabulous sitting room with Ingelnook fireplace
- Dining room, study and cloakroom
- Big kitchen and separate utility room
- Master and guest bedroom suites
- 3 further bedrooms and third bathroom
- Private driveway parking & double garage
- 70' x 45' fully enclosed rear garden
- Chailey secondary school catchment area (bus)
- Easy reach of several local independent schools
- Within 4 miles of 3 separate railway stations
- Council Tax Band 'G' and EPC 'C'



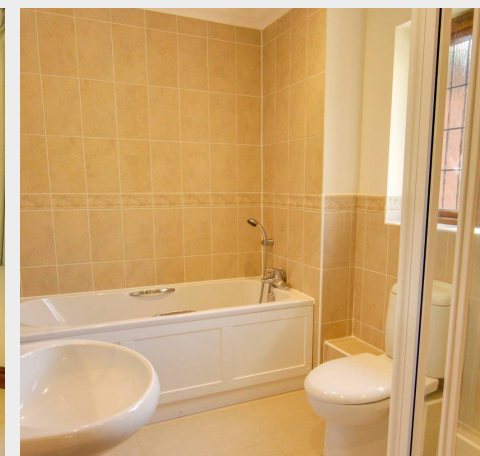
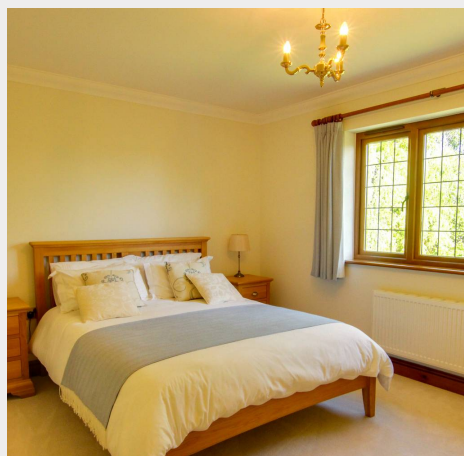
Highview Place is an exclusive development of just 4 houses built at the top of Strood Gate, which is another desirable cul-de-sac made up of other large detached houses on the North/eastern edge of the village. Wivelsfield Green has a friendly village community with an excellent local pub, a village store with post office and delicatessen, an excellent primary school, numerous sports clubs and social groups and is surrounded by some glorious countryside and woodland what is interspersed with footpaths and bridleways linking with the neighbouring Ditchling and Chailey Common nature reserves. Children from the village go onto Chailey Secondary School in nearby at South Chailey for which there is a school bus. The area is well served by numerous independent schools including Burgess Hill Girls, Great Walstead, Cumnor House, Ardingly & Worth. These and some of the county's other independent schools including Roedean, Lancing, Bedes and Brighton College all run a school bus service with pick up points close. The nearby towns of Burgess Hill and Haywards Heath both have large shopping centres, leisure centres and railway stations providing fast commuter links to London, Gatwick Airport and Brighton. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 The latter lying about 5 miles to the west at Bolney, Warninglid and Hickstead.

Distances. (In miles on foot, car, rail)

The Cock Inn Village store 0.2, Wivelsfield Primary school 0.4, Chailey secondary school 3.3

Wivelsfield Railway station 3, Haywards Heath Railway station 4 (London 47 mins, Gatwick Airport 15 mins and Brighton 20 mins)

Gatwick Airport 17, Brighton seafront 16



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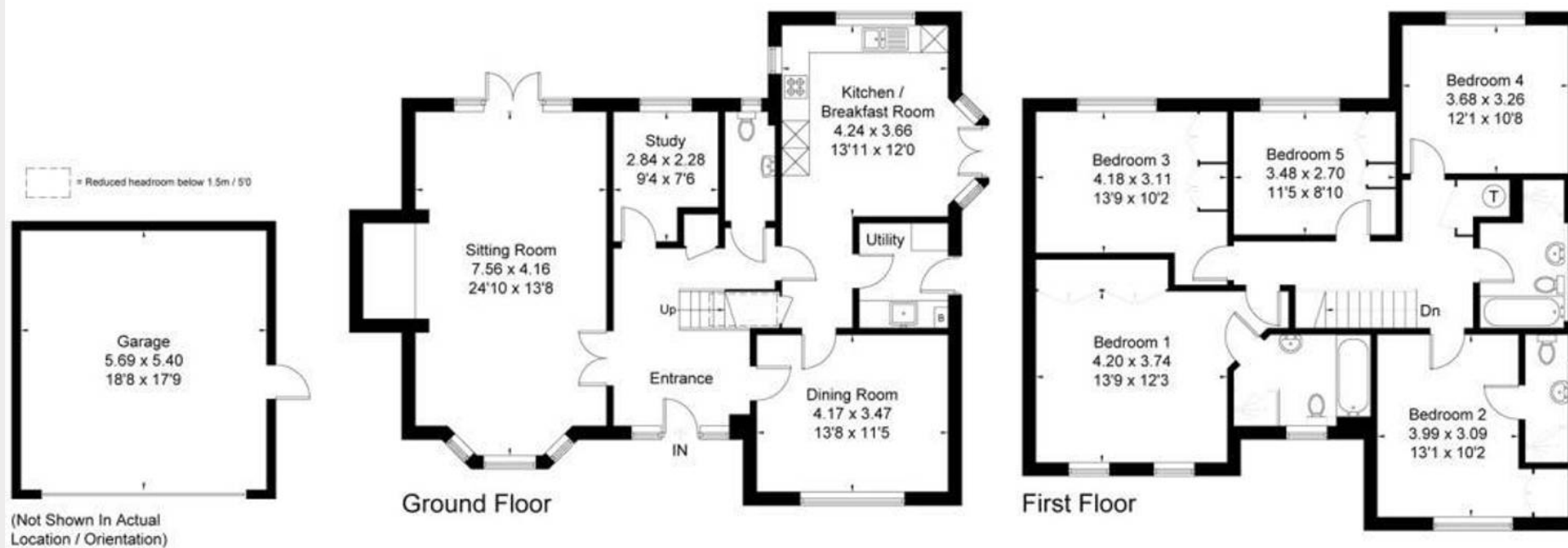
Gross Internal Area (approx) = 198.5 sq m / 2137 sq ft

Garage = 30.7 sq m / 330 sq ft

Total = 229.2 sq m / 2467 sq ft

For identification only. Not to scale.

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