



The Old Cottage, 20 Strood Gate, Wivelsfield Green, RH17 7RY

Guide Price £1,500,000 – £1,600,000



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A beautiful timbered farmhouse believed to date from the 17th Century which in the last few years has been the subject of a major restoration and reconfiguration project to create a rather special home, of approximately 4000 sq ft, occupying a 0.25 acre south facing plot close to the very heart of the village, countryside, local pub and post office/delicatessen.

The current owners bought the property about 9 years ago and have refurbished the property with careful attention to layout and sympathetic modernisation which needs to be viewed to be really appreciated. The accommodation has good ceiling heights and retains a wealth of character features, including exposed timbers, numerous fireplaces and latched doors with all the modern luxuries associated with a recently built house. They have rebuilt the single storey north/eastern wing to create a fabulous family sized kitchen/living area with a high oak framed vaulted ceiling, a bespoke kitchen with additional rooms beyond that could be used as a separate annex if required. The first floor accommodation now comprises a master bedroom with modern en-suite shower room, 4 further double sized bedrooms and a beautiful family bathroom. Other internal works include redecorations, floor coverings, numerous new windows, electrics, and heating system systems.

The gardens have been beautifully landscaped to include terraces, a useful workshop and a modern garden studio building has been built to be used as a gymnasium or a home office if required.

Services: Mains gas, electricity, drainage, part air source heat pump heating

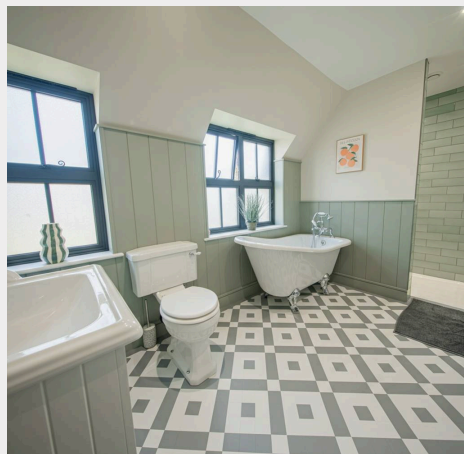


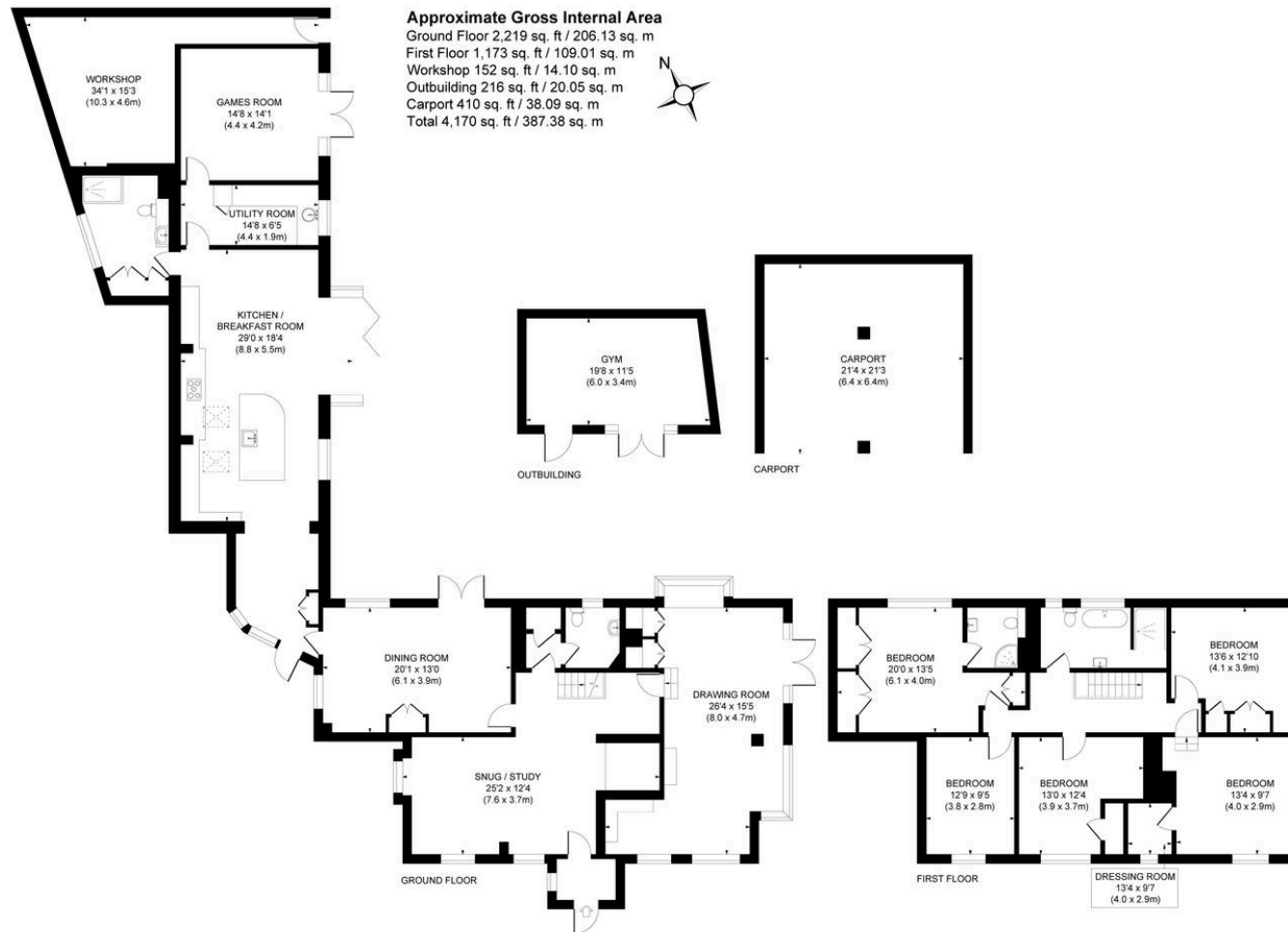
Historically: it is not known the exact age of the farmhouse but it is believed to date from the 16th or 17th Century. In more recent times it would have been owned by the Allwood family who were renowned carnation growers and the property would have once owned a major part of the land around the village. EPC rating: On order – Council Tax Band: G

The property is the first house on the right hand side of the cul-de-sac of Strood Gate. Strood Gate is a modern cul-de-sac of large detached homes built by Clark Homes in the late 1990s and gives access through to Nursery Lane which serves a few other large and individual homes and creates a footpath link to the countryside to the northern side of the village. The village pub, store/delicatessen/post office and the primary school are within a few minutes walk and the village is totally surrounded by some glorious countryside intersperse with footpaths and brideways linking with the neighbouring Ditchling and Chailey common nature reserves.

The nearby towns of Haywards Heath and Burgess Hill are both within 4 miles and have large shopping centres, railway stations and leisure centres.

Wivelsfield Primary School has a great reputation and children catch a school bus to nearby Chailey Secondary School in South Chailey. The local area is well served by numerous independent schools to include Great Walstead, Cumnor House, Ardingly, Worth, Hurst & Burgess Hill Girls. These and some of the county's other excellent schools, including Brighton College, Bedes, Roedean and Lancing College all provide a school bus service with pick up points close by.





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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