



The Maples, Nursery Lane, Wivelsfield Green, E Sussex RH17 7RB

Guide Price **£975,000**



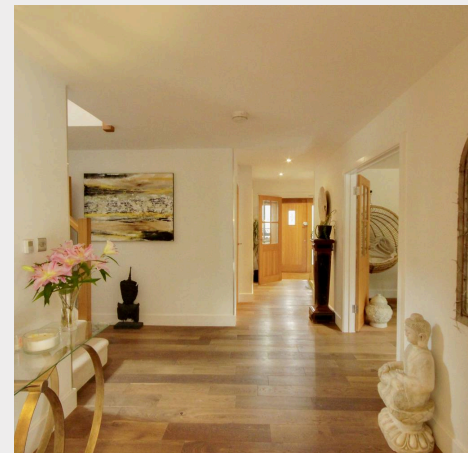
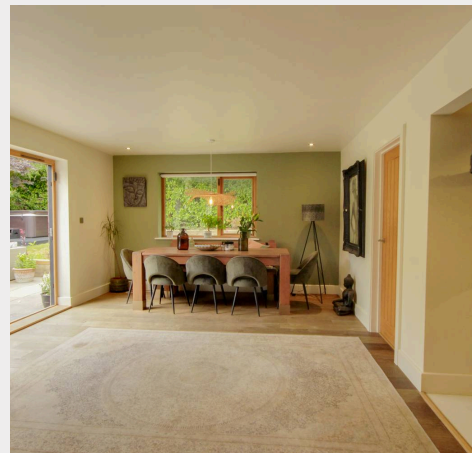
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An individual detached house offering high versatile accommodation occupying a secluded plot up this no-through lane on the eastern edge of the village close to glorious countryside and within a short walk of the local pub, shop and highly regarded primary school.

The house was built approximately 10 years ago by a private builder to a very high spec and has been beautifully maintained by the owner who now presents the property for sale in immaculate order throughout. The accommodation could be used with up to 5 bedrooms and currently has 3 bedrooms and 2 bathrooms on the first floor with 5 rooms, a kitchen and a very large utility room on the ground floor so would ideally suit those looking for flexibility or someone looking for home working space or adaptable accommodation for a relative/extended family.

The house sits on a 100' x 80' plot with driveway parking and an enclosed garden to the front with the remainder of the gardens arranged on all 3 sides with fabulous entertaining space offering a high degree of privacy and with the advantage of a garden studio room. The garage has been partially converted to create a media room.



- Grand central reception hall with oak flooring
- Handmade kitchen - Separate utility/boot room
- Living room with fireplace, dining room, media room, study, ground floor bedroom with en-suite shower room
- Master suite, 2 further first floor bedrooms and family bathroom
- EPC rating: B - Council Tax Band: G

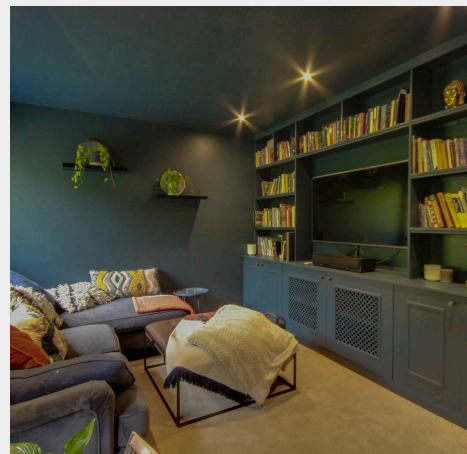
Nursery Lane is a private road off Strood Gate which is situated in a central position on the eastern side of the village within a few hundred yards of the popular village pub, store/delicatessen/post office and the highly regarded primary school.

The village is surrounded by glorious countryside which is interspersed with footpaths and bridleways linking with neighbouring districts, villages and both Ditchling and Chailey common nature reserves.

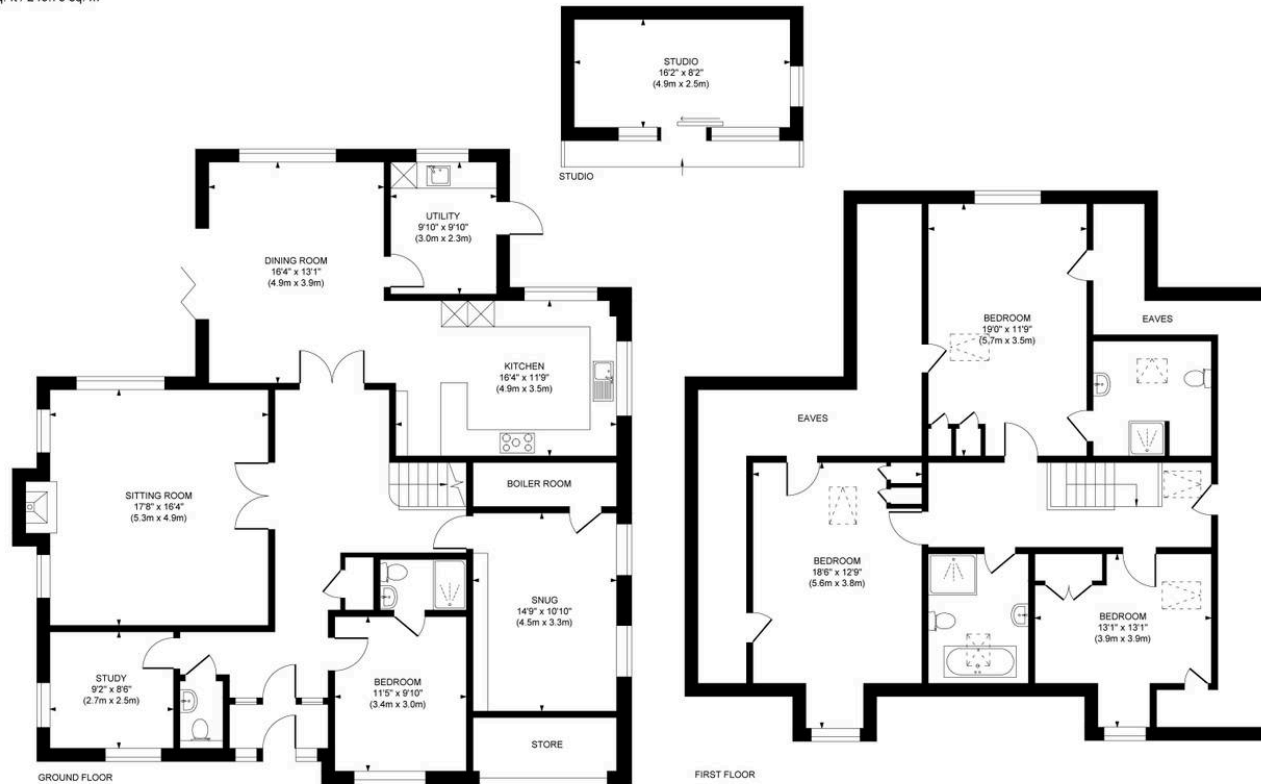
Children from the village catch a school bus to Chailey secondary school in nearby South Chailey whilst the local area is also well served by numerous excellent independent schools including Burgess Hill Girls, Great Walstead, Cumnor House, Ardingly and Worth. These and some of the area's other excellent schools like Brighton College, Roedean and Bedes all run a school bus service with pick up points close by.

The towns of Haywards Heath and Burgess Hill both offer extensive shopping, recreational facilities, leisure centres and railway stations with a faster service to London Bridge/Victoria 45 mins from Haywards Heath.

Access to the major surrounding areas, Brighton, Gatwick Airport and the M25 can be swiftly gained via the B2112, A272 and A/M23, the latter lying about 8.5 miles to the west at Bolney.



Approximate Gross Internal Area
Main House 2509 sq. ft / 233.13 sq. m
Studio 135 sq. ft / 12.60 sq. m
Total 2644 sq. ft / 245.73 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.

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