



11 Strood Gate, Wivelsfield Green, East Sussex RH17 7RY

Guide Price £800,000 - £850,000



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A recently improved 5 bedroom detached house situated in this desirable and exclusive cul-de-sac occupying a corner plot with a double garage and plenty of private driveway parking, within a short walk of the village shop, pub, excellent local primary school and glorious countryside.

- Beautiful family home in prime cul-de-sac
- Desirable village with good primary school
- 5 mins walk of village pub & shop/delicatessen
- Owned for 23 years – updated in last 10 years
- Hall, cloakroom, 3 separate reception rooms
- Large kitchen/breakfast room – utility room
- 5 bedrooms, 3 bath/shower rooms (2 en-suite)
- 10 solar panels & battery – double glazing
- Upgraded heating system & boiler
- EV charger point
- 38' x 40' (widening to 60') L-shaped rear garden
- Chailey Secondary School catchment (bus)
- EPC rating: B – Council Tax Band: G

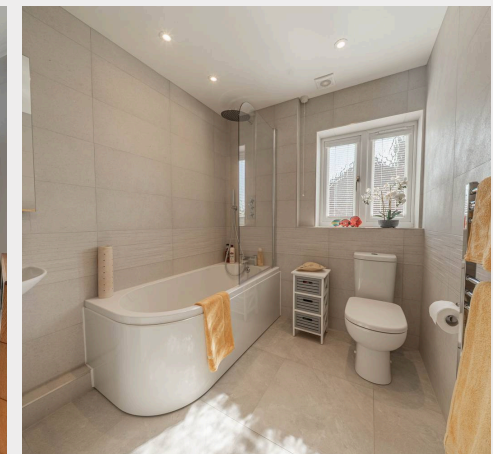
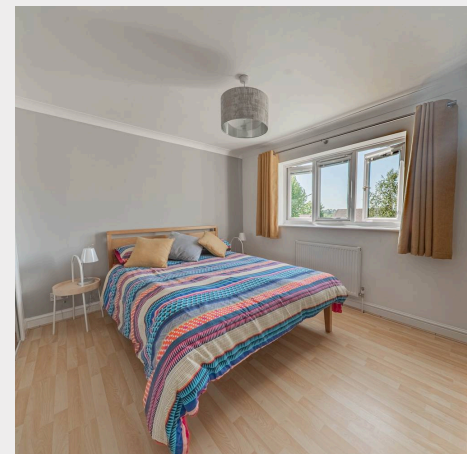


Strood Gate is situated in a central position on the eastern side of the village within a few hundred yards of the popular village pub, store/delicatessen/post office and the highly regarded primary school. The village is surrounded by glorious countryside which is interspersed with footpaths and bridleways 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, Hurstpierpoint 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.

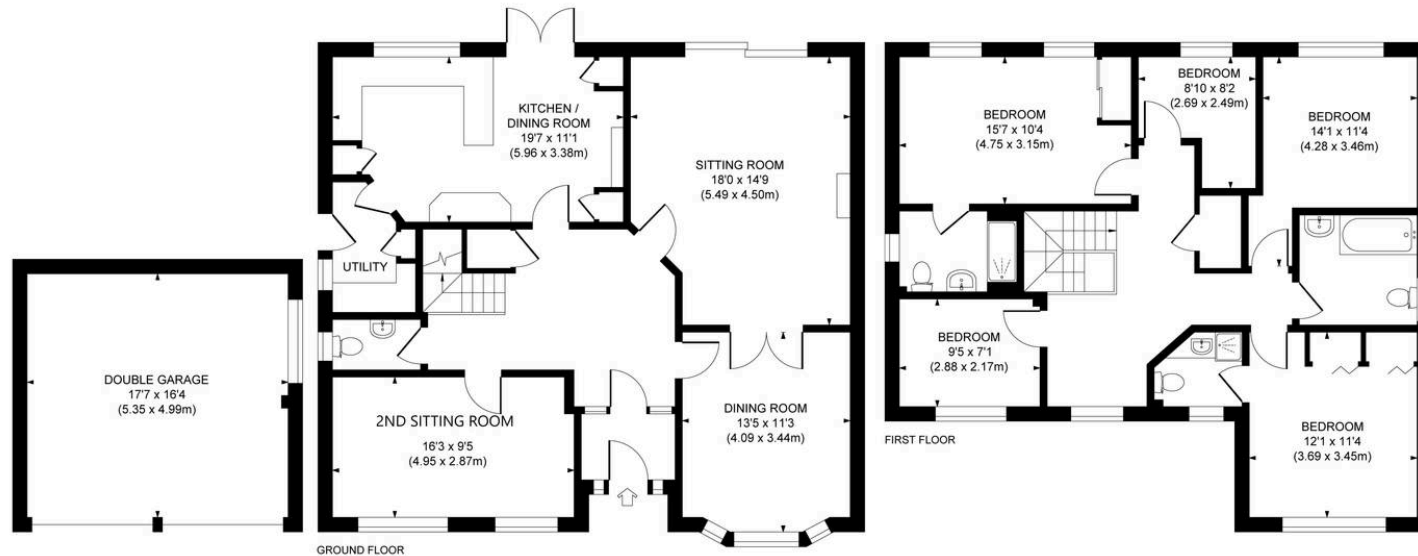


Approximate Gross Internal Area

Main House 1,967 sq. ft / 182.76 sq. m

Garage 287 sq. ft / 26.69 sq. m

Total Area 2,254 sq. ft / 209.45 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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