



Mark Revill  
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For Sale  
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**Maple Cottage**  
Eastern Road, Wivelsfield Green, RH17 7QG



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## Maple Cottage

Eastern Road, Wivelsfield Green, RH17 7QG

Guide Price £750,000

This most attractive detached bay fronted older style house of character occupies an idyllic village location backing onto open countryside. The bright, spacious and well planned accommodation incorporates 4 bedrooms, spacious bathroom with shower, downstairs cloakroom, a fine sitting/living room, separate dining or family room and a superb comprehensively fitted kitchen/breakfast room complete with appliances. There is an integral garage approached by a private drive and the most attractive rear garden extends to about 67 feet in length enjoying a favoured south easterly aspect backing onto open countryside.

Situated in this much favoured village location lying opposite the recreation ground and backing onto open countryside just a short walk to a village hall, well regarded primary school, a local shop/post office and inn/restaurant. There are several footpaths in the vicinity offering a variety of walks, whilst Haywards Heath is about 3 miles to the north, Burgess Hill 3.8 miles to the west and Lewes 8.8 miles to the south, all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, superstores and a mainline station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the south coast is less than 13 miles distant, whilst the South Downs National Park lies just 5 miles away offering a beautiful natural venue for countryside pursuits.



## GROUND FLOOR

**Entrance Lobby** Attractive replacement composite front door. Ample coat hanging space. Step and opening to:

**Hall** Understairs cupboard. Radiator. Wood effect laminate flooring. Staircase with vaulted ceiling, double glazed window and series of downlighters to first floor.

**Cloakroom** Close coupled wc and basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. 2 double glazed windows.

**Dining/Family Room** 12'1" x 11'11" (3.68m x 3.63m) Fireplace with wooden mantle. Fitted storage cupboard with timber top on either side of chimney breast. Wide double glazed window to front. Radiator. Wood effect laminate flooring.

**Living and Sitting Room** 12' x 11'2" (3.66m x 3.40m) A fine double aspect room with feature red brick open fireplace with timber mantle and slate hearth. Recessed open book/display shelving. TV aerial point. 2 radiators. Ceiling downlighters. Wood effect laminate flooring. Double glazed casement doors to covered sun terrace and garden. Wide opening to:

**Superb Kitchen/Breakfast Room** 16'10" x 11'9" (5.13m x 3.58m) Comprehensively fitted with an excellent range of pale blue shaker style units with solid timber work surfaces complete with Neff appliances comprising inset stainless steel sink with mixer tap, long adjacent top with cupboards, drawers and integrated **dishwasher** under. Fitted **5 ring gas hob** with brushed steel extractor hood over. Built-in brushed steel **electric double oven**, cupboard under and over, adjacent tall shelved larder. Matching L shaped work surface with excellent range of cupboards and drawers under, adjacent integrated tall **fridge/freezer**. Range of wall cupboards incorporating Lamona **microwave**. Further recessed base unit with wooden top. Built-in wine rack and useful deep storage cupboard housing trip switches. Double glazed window. Part tiled walls. Tiled effect laminate flooring. Half glazed door to:

**Utility Area** Glow-worm gas boiler. Plumbing for washing machine. Deep storage recess. Double glazed door to outside.

## FIRST FLOOR

**Split Level Landing** 2 fitted storage cupboards. Electric meters. Further recessed cupboard with open shelving over.

**Bedroom 1** 12'5" x 10'3" (3.78m x 3.12m) Excellent range of fitted wardrobes along one wall incorporating hanging rails and shelving. Hatch to loft space. Double glazed bay window to front. Radiator.

**Bedroom 2** 13'3" x 10' (4.04m x 3.05m) Built-in triple wardrobe with cupboards over. Double glazed window. Radiator.

**Bedroom 3** 10'11" x 10'4" (3.33m x 3.15m) 2 fitted double wardrobes. Double glazed window. Radiator.

**Bedroom 4** 8'4" x 7'11" (2.54m x 2.41m) One wall fitted with a range of tall shelved cupboards. Double glazed window. Radiator. Ceiling downlighters.

**Spacious Bathroom with Shower** White suite comprising panelled bath, glazed shower cubicle with internal and external on/off switch, basin with single lever mixer tap, cupboards and drawers under, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Radiator. Tiled effect vinyl flooring.



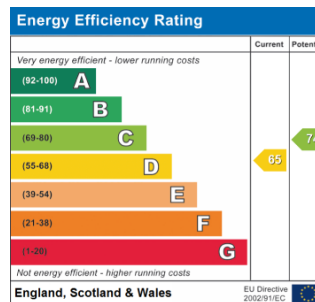
## OUTSIDE

**Attached Garage** Double doors. Light and power points.

**Private Natural Stone Drive**

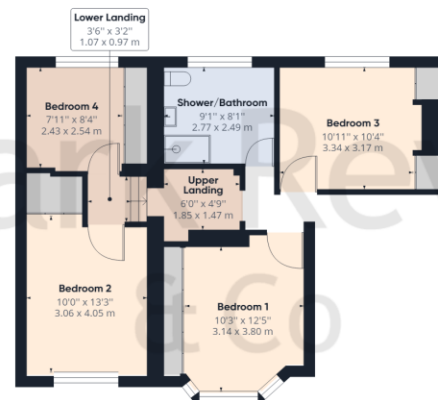
**Front Garden** Laid to lawn with established rhododendron, acer and magnolia trees. Good size **walk-in storage cupboard**. Mature beech hedge to party boundaries.

**Lovely Rear Garden Overlooking Open Farmland** About 67 feet (20.42m) in length. Arranged mainly as level lawn, paved and covered sun terrace adjacent to the house partially enclosed by raised timber flower planters. Pebble filled area with adjacent paved path, **large garden store**. Path to paved patio at the far end, silver birch tree. The garden is fully enclosed by clipped beech hedge. Side access with gate.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1392.23 ft<sup>2</sup>  
129.34 m<sup>2</sup>

Reduced headroom

8.53 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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