



## Kent House

Green Road, Wivelsfield Green, Sussex. RH17 7QL



Mark Revill & Co

# Kent House

Green Road, Wivelsfield Green, Sussex.  
RH17 7QL

Guide Price £700,000

Kent House is a splendid individual architect designed detached residence built 1985 offering bright, spacious and exceptionally well presented accommodation enjoying lovely countryside views. This excellent home has the benefit of gas fired central heating and double glazed hardwood windows throughout and incorporates 4 double bedrooms including a master suite with bathroom and double glazed sliding doors opening to a balcony enjoying an outlook over the gardens, family bathroom, a splendid dual aspect living room 24 feet in length with handsome inglenook including wood burning stove, dining room and a spacious well fitted kitchen/breakfast room complete with appliances plus a useful utility room, study and downstairs cloakroom. There is an integral double garage with electronically operated roller door approached by a wide gravelled drive and turning area offering parking for numerous vehicles and the beautiful rear gardens enjoy a favoured southerly aspect arranged mainly as well tended lawn with paved sun terraces, stocked with an abundance of colourful flowers, plants and small trees.

Situated in this much favoured village location just a short walk to a well regarded primary school, a local shop/post office, inn/restaurant and village hall. There are several footpaths in the vicinity providing a natural venue for walking, 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, several superstores and a mainline railway 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 about 5 miles away offering a beautiful natural venue for countryside pursuits.



## GROUND FLOOR

**Recessed Porch** Inset light. Hardwood panelled front door flanked by double glazed windows to:

**Entrance Lobby** Door to garage. 2 radiators. Glazed panelled doors to:

**Reception Hall** Useful understairs recess. Telephone point. Radiator. Stairs with decorative natural timber balustrade to galleried landing.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with tiled splashback. Radiator. Quality vinyl flooring.

**Living Room** 24' x 13'3" (7.32m x 4.04m) A fine double aspect room with bow window to front and double glazed sliding doors to covered sun terrace and garden. Impressive red brick inglenook with open fireplace and extensive hearth with cast iron wood burning stove. TV aerial point. 2 radiators. Wide opening to:

**Dining Room** 14'7" x 12'11" (4.45m x 3.94m) into recess. Double aspect. Double glazed window. Radiator. Double glazed sliding door to garden.

**Kitchen/Breakfast Room** 16'10" into recess x 11'10" (5.13m x 3.61m) Comprehensively fitted with attractive range of timber fronted units comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped work surfaces, cupboards, drawers and recess under. Fitted De Dietrich **5 ring gas hob** with extractor hood over flanked by wall cupboards. Built-in Neff brushed steel **electric double oven**, cupboard under and over. Blomberg larder fridge, cupboard over. Miele **dishwasher**. Window pelmet with lighting. Decorative cast iron fireplace and brick hearth, fitted live flame coal effect gas fire. Ceiling downlighters. Double glazed window. Radiator. Part tiled walls. Tiled floor.

**Utility Room** 6'10" x 6'8" (2.08m x 2.03m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboard, appliance space and plumbing for washing machine beneath. Range of wall cupboards. Part tiled walls. Tiled floor. Double glazed window and door to **Rear Porch** Brick built fuel store. Outside light. Tiled floor.

**Study** 11'9" x 5' (3.58m x 1.52m) Double aspect. Telephone point. 2 double glazed windows. Radiator.

**Lobby** Fitted slatted shelving. Wall mounted. Worcester gas boiler. Tiled floor.

## FIRST FLOOR

**Galleried Landing** With decorative natural timber balustrade. Built-in airing cupboard housing insulated hot water tank and slatted shelving. Double glazed window. Radiator. Hatch to part floor boarded loft space with pull down ladder.

**Bedroom 1** 16'9" x 13'3" (5.11m x 4.04m) Built-in double wardrobe. Telephone point. TV aerial point. Dado rail. Radiator. Double glazed sliding door to:

**Balcony** 14' x 8' (4.27m x 2.44m) Timber floor and glass balustrade with brushed steel handrail. Outside light.

**En Suite Bathroom** 13'3" x 6'10" (4.04m x 2.08m) White suite comprising bath with single lever mixer tap, glazed shower cubicle, power shower fitment, basin with single lever mixer tap set in vanity unit with cupboards under, wall mirror over with pelmet and lighting, bidet, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Radiator. Ceiling downlighters. Half tiled walls. Electrically heated tiled floor.

**Bedroom 2** 14'7" x 10'4" (4.45m x 3.15m) narrowing to 8'4" (2.54m). Large built-in double and single wardrobe. TV aerial point. Double glazed window. Radiator.

**Bedroom 3** 14'11" x 9'4" (4.55m x 2.84m) Built-in double wardrobe. Door to eaves storage. TV aerial point. Double glazed window. Radiator.

**Bedroom 4** 13'5" x 11'10" (4.09m x 3.61m) Built-in double wardrobe. Door to large eaves storage area. TV aerial point. Double glazed window. Radiator.

**Bathroom** Suite comprising shaped bath with single lever mixer tap, glazed shower cubicle with power shower fitment, basin with mixer tap, adjacent shelf, cupboards and shelving beneath. Large wall mirror, low level wc with concealed cistern. Heated chromium towel warmer. Double glazed velux window. Radiator. Half tiled walls. Quality vinyl flooring.

## OUTSIDE

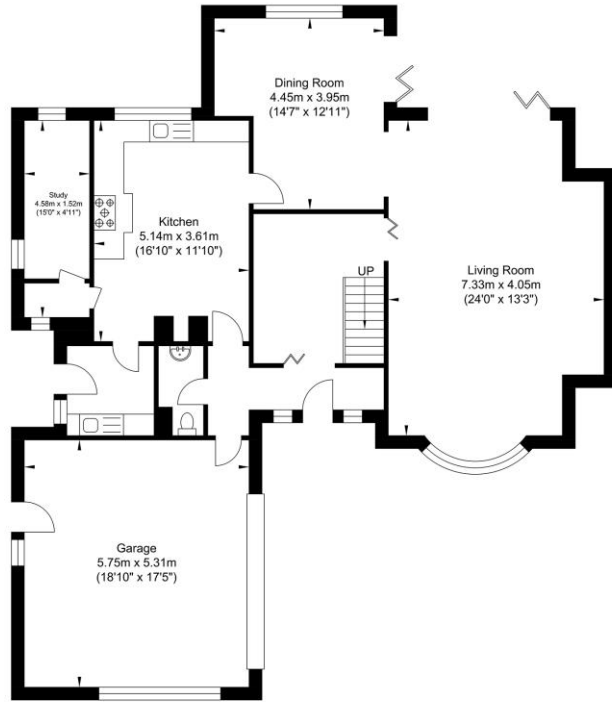
**Integral Double Garage** 18'10" x 17'5" (5.49m x 5.31m) Electronically operated roller door. Range of fitted worktops with sink, cupboards, drawers and storage space beneath. Wall cupboards and shelving. Light and power points. Trip switches. 2 double glazed windows. Double glazed door to outside.

**Wide Gravelled Drive and Turning Area** Approached by a pair of five-bar entrance gates. Neat lawn planted with several fruit trees, paved path, vegetable garden, log store, herbaceous bed, clipped boundary hedge. Concrete and paved side access to:

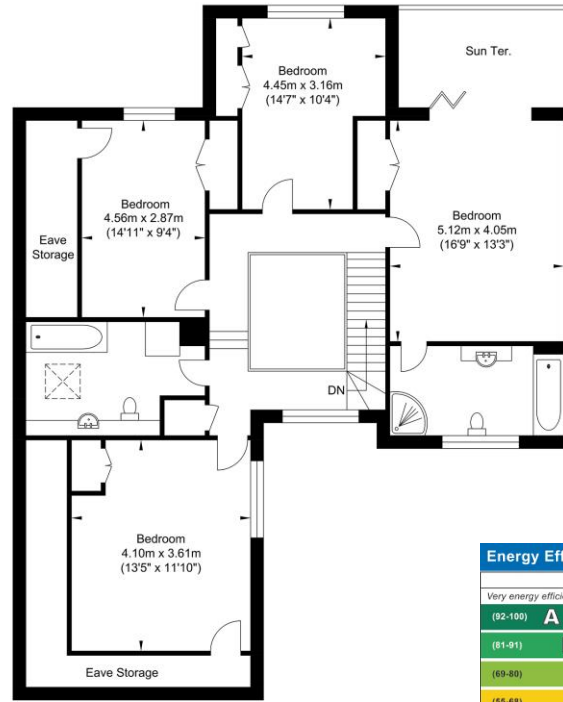
**Delightful South Facing Rear Garden** About 68 feet (20.73m) in length. Beautifully kept arranged with well tended lawn, 2 paved sun terraces (one covered), deep shaped herbaceous borders containing a wide variety of colourful flowers, plants and shrubs including hydrangeas, fuchsias, roses, hebes, acers, camellia, Indian bean, silver birch, tulip and column elm trees. Fish pond enclosed by a stone filled area interspersed with specimen shrubs, adjacent path enclosed by pergola clad with honeysuckle and roses. Outside water tap and lighting. The garden is fully enclosed by close boarded and post and rail fencing with a clipped red beech hedge at the far end.



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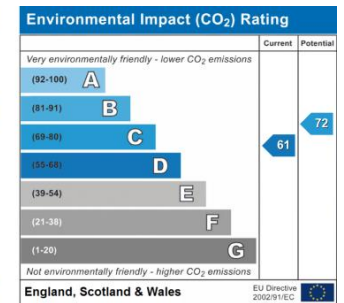
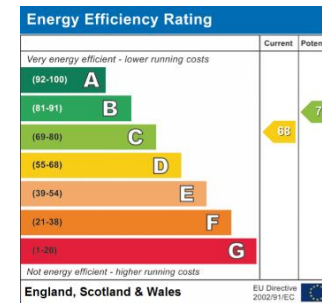
Ground Floor  
Approximate Floor Area  
1424.71 sq ft  
(132.36 sq m)



First Floor  
Approximate Floor Area  
1397.37 sq ft  
(129.82 sq m)



Approximate Gross Internal Area = 262.18 sq m / 2822.08 sq ft  
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