



Woodpeckers

4 Highview Place, Wivelsfield Green, Sussex. RH17 7RZ



Mark Revall & Co

Woodpeckers, 4 Highview Place Wivelsfield Green, Sussex. RH17 7RZ

£925,000

Woodpeckers is an impressive detached family home constructed in 2003 by Millwood Homes built and finished to an extremely high specification. The exceptionally spacious and well designed accommodation is arranged over two floors extending to 2,137 square feet, incorporating 5 bedrooms, 3 quality bath/shower rooms (2 en suite), a fine double aspect sitting room (24'10 in length) featuring an inglenook style brick fireplace, bay window and French doors opening to the garden, separate dining room, study, cloakroom, a splendid comprehensively fitted kitchen/breakfast room complete with appliances plus a utility room. The property has the benefit of gas fired central heating, timber framed double glazed windows, natural timber internal panelled doors, skirtings and architraves and an integrated sound system to the major rooms. There is a detached double garage approached by a wide drive offering parking for 3-4 vehicles and the most attractive rear garden is arranged primarily as a well tended lawn with shrub borders and a wide paved sun terrace which extends to a good size sheltered area to the south side ideal for alfresco dining.

Situated in a private cul-de-sac close to open countryside offering a natural venue for walking and within walking distance of a local shop/post office, inn/restaurant, village hall, recreation ground and well regarded primary school. 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). There is an excellent range of state and independent schools in the area including Chailey Secondary School, Great Walstead, Cumnor House, Burgess Hill School for Girls, Ardingly and Hurstpierpoint Colleges. 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 Outside light. Attractive hardwood front door flanked by double glazed windows to:

Reception Hall Built-in coats/storage cupboard. Radiator. Ornate ceiling corncicing. Handsome staircase with decorative timber balustrade to first floor.

Cloakroom White suite comprising close coupled wc and basin with single lever mixer tap. Double glazed window. Radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

Sitting Room 24'10" x 13'8" (7.57m x 4.17m) Approached from the hall via double panelled doors. A fine double aspect room with wide double glazed bay window to front and double glazed French doors to rear garden. Fine red brick inglenook with open fireplace, brick hearth and oak bressumer. TV aerial point. 2 wall light points. 3 radiators. Ornate ceiling corncicing.

Dining Room 13'8" x 11'5" (4.17m x 3.48m) Double glazed window. Radiator. Ornate ceiling corncicing.

Study 9'4" x 7'6" (2.84m x 2.29m) Fitted book shelving. Telephone point. Double glazed window. Radiator.

Excellent Kitchen/Breakfast Room 13'11" x 12' (4.24m x 3.66m) *plus deep recess*. Comprehensively fitted with a quality range of birch fronted units with corian work surfaces comprising inset bowl and a half sink with mixer tap, extensive L shaped work surface, cupboards, drawers, integrated Bosch **dishwasher** under. Fitted Neff brushed steel **5 ring gas hob** with extractor hood over flanked by wall cupboards, further wall cupboards, shelving and pelmet lighting over window. Integrated Bosch tall **fridge/freezer**. Built-in Neff brushed steel **electric double oven**, drawers under, cupboard over, adjacent tall shelved cupboard. Built-in shelved larder. Telephone point. Double glazed bay window incorporating casement doors to south facing sun terrace. 2 further double glazed windows. 2 radiators. Part tiled walls. Tiled floor.

Utility Room Inset enamel sink with mixer tap, adjacent timber worktop, cupboards and plumbing for washing machine. Wall mounted Glow Worm gas boiler. Fitted shelf. Ample appliance space. Radiator. Part tiled walls. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Built-in airing cupboard housing large pre-insulated hot water cylinder. Hatch with pull down ladder to loft space with light point. Radiator.

Bedroom 1 13'9" x 12'3" (4.19m x 3.73m) 2 large built-in double wardrobes with hanging rail and shelf. 2 double glazed windows. TV aerial point. Radiator.

En Suite Shower/Bathroom White suite comprising bath with mixer tap and shower attachment, fully tiled glazed shower cubicle, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Half tiled walls.

Bedroom 2 13'1" x 10'2" (3.99m x 3.10m) Built-in double wardrobe. TV aerial point. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with bi-fold glazed screen, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Half tiled walls.

Bedroom 3 13'9" x 10'2" (4.19m x 3.10m) 2 fitted double wardrobes incorporating hanging rails and shelf plus further full height built-in shelved cupboard. Telephone point. Double glazed window. Radiator.

Bedroom 4 12'1" x 10'8" (3.68m x 3.25m) Double glazed window. Radiator.

Bedroom 5 11'5" x 8'10" (3.48m x 2.69m) Fitted double and single wardrobe with hanging and shelving. Double glazed window. Radiator.

Family Shower/Bathroom White suite comprising bath with mixer tap and shower attachment, close coupled wc, pedestal basin with single lever mixer tap, fully tiled shower with bi-fold glazed doors. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters.

OUTSIDE

Detached Double Garage 18'8" x 17'9" (5.69m x 5.41m) Electrically operated up and over door. Boarded **eaves storage**. Light and power points. Rear door to garden.

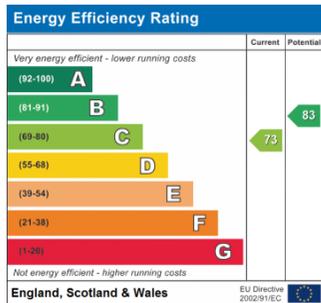
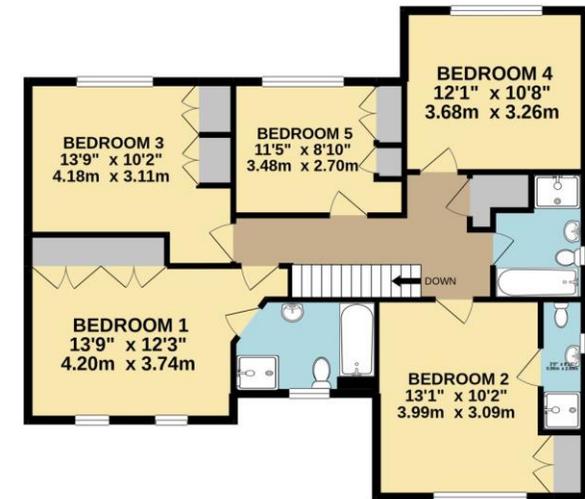
Lovely South and East Facing Rear Garden About 74 feet (22.56m) in width x 47 feet (14.33m) in depth plus large paved south facing sun terrace to the side. The rear is arranged mainly as well tended lawn with paved sun terrace extending the width of the house with herbaceous border planted with a variety of shrubs, flowers and small trees. **Greenhouse. Timber shed**. Outside tap and lighting. The garden is fully enclosed by close boarded fencing with established beech hedge to the southern boundary. Side access with gate.



GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2467sq.ft. (229.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

