



PEPPERS

WIVELSFIELD GREEN



WELCOME TO PEPPERS

If you're looking for a characterful country cottage then the utterly charming Peppers, nestled at the end of the leafy Eastern Road in Wivelsfield Green could be the one for you.

Although the cottage is believed to date back to 1672 it is NOT LISTED and offers an abundance of retained period character including exposed beams, inglenook fireplace and latch internal doors that come together to create an inviting and charming feel. Coupled with the glorious garden, tandem garage and off road parking.





CHARMING CHARACTER

The accommodation extends circa 1,000 sq ft and offers an immense amount of versatility with three reception areas, three bedrooms and a separate study.

The sitting room lures you in with its exposed timbers and limewashed ceiling. The wide inglenook fireplace, once the engine room of the home, remains the focal point—its red brick surround weathered by years of firelight, now embracing a cast iron wood-burning stove beneath a distinctive copper canopy. It is a hearth made for winter evenings. The room flows through into a second sitting space which enjoys a vaulted ceiling and a stable door to the garden. This is the perfect spot for a quiet moment with a good book.



COUNTRY KITCHEN

The kitchen and dining hall sit adjacent to ensure you have a social space for entertaining friends & family. The kitchen itself is compact but practical with space for appliances and a window that overlooks the front. The dining area is generous and has oodles of character.

The ground floor bedroom is a generous single with a pretty outlook over the garden and is served by the modern ground floor shower room which lies off the kitchen.





OFF TO BED

On the first floor you have two fabulous double bedrooms, both with voluminous vaulted ceilings, fitted storage and leafy outlooks to the north and south.

For those who work from home there is a very useful study area with large window that looks over the pretty garden.

The home is heated by gas fired boiler.

GLORIOUS GARDEN

Stepping outside, you'll be wowed by the beautiful south facing garden, bathed in sunshine throughout the day.

The paved terrace is the perfect spot for some al-fresco dining or a morning coffee. The garden is well stocked with herbaceous borders, plants, trees and shrubs.

The tandem length garage (a seldom available attribute with character cottages) provides a huge amount of storage space and is fully powered.

Beyond the garage is off road parking.

To the front, the cottage sits behind a pretty picket fence.

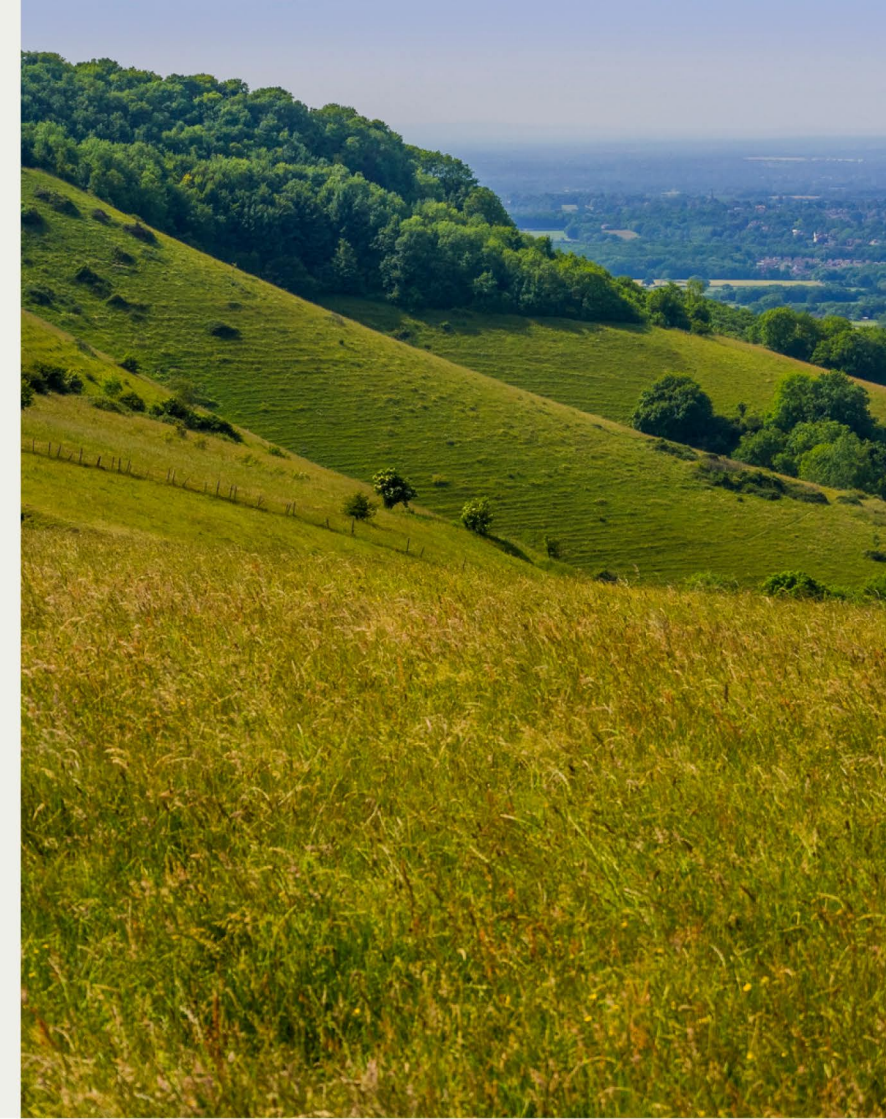


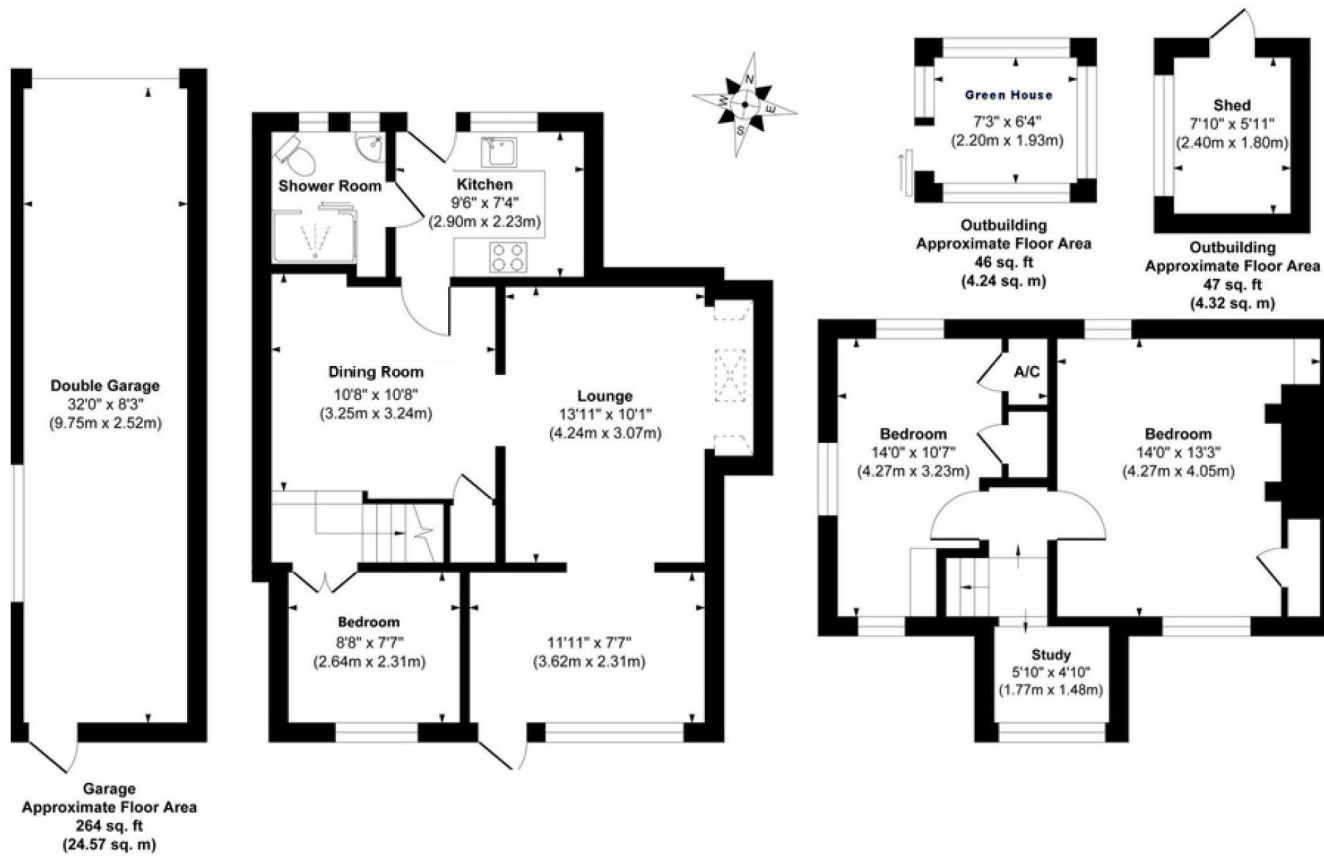


OUT & ABOUT

Eastern Road is a quiet side lane in the heart of Wivelsfield Green - a delightful and incredibly popular village that enjoys the most convenient of positions, with easy access to Haywards Heath, Burgess Hill and Lewes. Village facilities include the Cock Inn public house/restaurant which serves fabulous Sunday Lunches, a convenience/newsagents shop with Post Office facility, Morrisons Daily convenience store and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection. You are surrounded by beautiful Sussex countryside, ideal for any lover of the great outdoors or those with dogs. In fact, at the end of Eastern Road you have footpaths that lead through the woods to Ditchling Common.

Haywards Heath is just 2.5 miles to the north and provides more extensive shopping and leisure facilities including Waitrose and Sainsbury's Superstores, The Orchards Shopping Centre and the social hub of the town - The Broadway, which offers names such as Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Wolfox Coffee Roasters. For commuters, Haywards Heath's station provides swift links to London (47 mins to London Bridge/Victoria), Brighton (20mins) and Gatwick International Airport (10-15 mins). Burgess Hill lies 3.5 miles west whilst Lewes is just over 9 miles. By car surrounding areas can be accessed via the A272 east/west road and the A23(M), which lies roughly 7 miles west at Bolney.





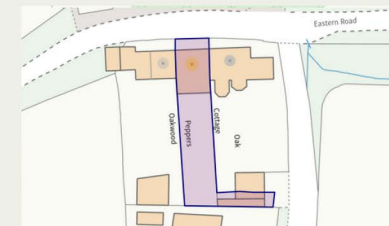
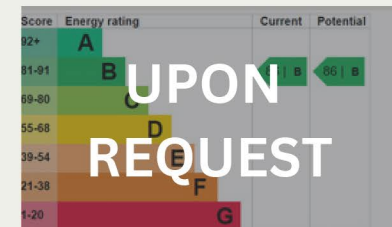
Approx Gross Internal Area 1,001 sq ft / 99.2 sqm (excluding garage and outbuildings)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

THE SPECIFICS

Tenure: Freehold
Title Number: ESX12972
Local Authority: Lewes District Council
Council Tax Band: E
Plot Size: 0.07 acres
Available Broadband Speed: Superfast Fibre
Listed: No
Conservation Area: No

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.





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