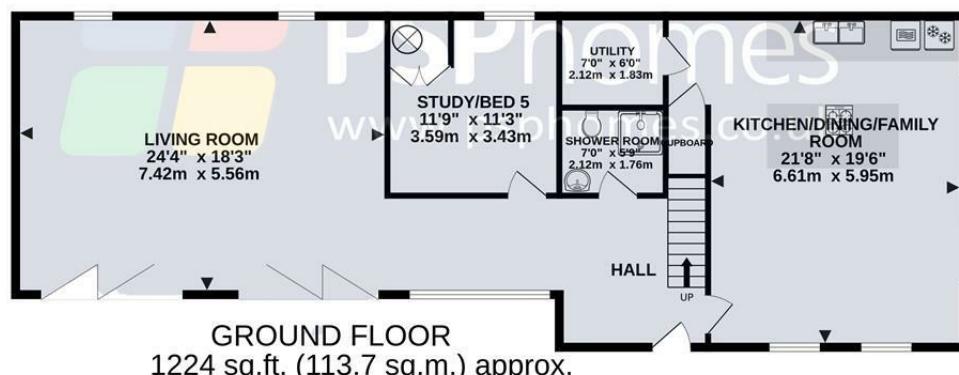
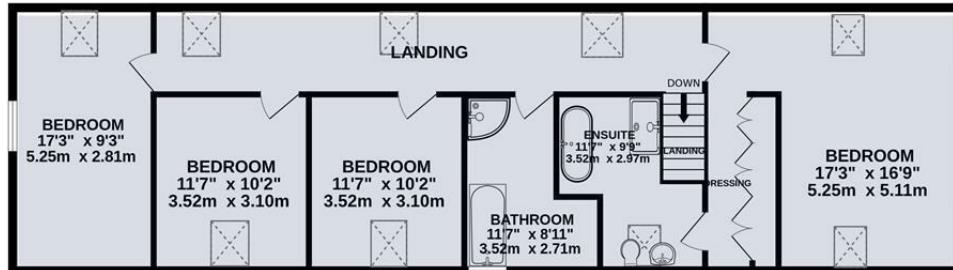


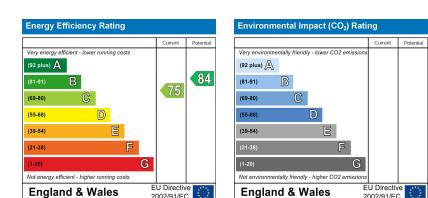


1ST FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**The Barn at Clearview, Nursery Lane, Wivelsfield Green, East Sussex, RH17 7RB**

**Offers In The Region Of £925,000 Freehold**



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The Barn at Clearview, Nursery Lane, Wivelsfield Green, East Sussex, RH17 7RB

#### What we like...

- \* Idyllic setting at the end of private lane in the village of Wivelsfield Green.
- \* Rare opportunity to create a bespoke home with choice of finishes.
- \* Glorious rural views.
- \* Spacious accommodation of over 2,200 sq ft.

#### The Barn...

A rare opportunity to acquire a detached timber framed barn of 2,200 sq ft in an idyllic position at the end of a private lane, surrounded by glorious open countryside with beautiful rural vistas. The barn is IN THE PROCESS OF BEING RENOVATED into a four bedroom detached dwelling (as per planning permission - REF: LW/18/0533) and a buyer can work with our client to choose a selection of finishes including kitchen, bathroom, tiles and flooring (within a pre-determined budget). The kitchen/dining family room will be positioned to the rear, opening on the garden and extends to an impressive 22ft x 19ft with high ceilings that give an amazing feeling of space. There are large sliding doors that open on to the garden, oak flooring and brand new double glazed windows. The main ground floor living space is a stunning sitting room that extends to over 24ft with two sets of bi-fold doors onto the side garden area. There is also a study/bed 5 and shower room. See floorplan for the full layout.

Stairs rise to the first floor which boasts the superb 17ft x 17ft master bedroom which breath-taking views over fields, reaching as far as Crowborough Beacon fifteen miles in the distance. There will be a dressing area and luxurious L-shaped en-suite, three further double bedrooms and family bathroom.

#### Step Outside...

To the rear is an enclosed garden that extends to approximately 60ft with a paved terrace immediately adjacent the house for al-fresco dining. The remainder is laid to lawn. There is also hardstanding providing parking for 2/3 cars.



#### The Location...

'The Barn' is positioned at the very end of Nursery Lane, a private lane in the heart of Wivelsfield Green. There are glorious countryside walks right on the doorstep yet still within easy reach of local amenities on offer in the village. The village itself lies conveniently between Haywards Heath and Burgess Hill whilst also providing easy links to East Sussex. Village facilities include the Cock Inn public house/restaurant, a convenience/newsagents shop with Post Office facility and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection.

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 Cote Brasserie, Pizza Express, Cafe Rouge and independent bars include Lockhart Tavern and Orange Square. 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.

#### Information

Tenure: Freehold  
Local Authority: Lewes District Council  
Council Tax Band: E  
Planning Reference: REF: LW/18/0533

