



Detached bungalow with attractive south-facing garden.

Wynfrith, Top Street, Bolney, Haywards Heath, West Sussex, RH17 5PP

Offers in excess of £700,000 Freehold

savills



Living room • Dining room • Conservatory • Kitchen
 • Three bedrooms • Two loft rooms • Bathroom • Cloakroom
 • Greenhouse • Double garage • Garden • EPC rating E

About this property

Wynfrith is a well-presented detached bungalow, believed to date from the 1960s with later additions. The property offers well-proportioned, light accommodation which is principally arranged on the ground floor, with the benefit of wood flooring to the main reception rooms.

The floorplans give an excellent overview of the full layout, which offers a spacious dual-aspect living room with a large window framing the views across the garden and an archway leading to the dining room. A metal framed door leads to the conservatory, which has French doors to the south facing patio. Beyond the dining room lies a spacious kitchen with solid wood fitted units, a two oven Aga and access to the rear garden.

There are three bedrooms, a bathroom and a cloakroom on the ground floor.

A staircase leads up to two loft rooms.

The property is approached via a short driveway which offers parking ahead of the integrated double garage. The garage has power and water, and a large access door suitable for garden machinery to the rear.

The gardens lie mainly to the south of the property, with a patio with space for table chairs adjoining the house, beyond which lies the lawn. The garden is enclosed by tall hedging. There is

a further patio adjoining the eastern elevation of the house, and a path bordered by landscaped beds which leads to the garage, the greenhouse and the side access from the front of the property.

Agent's Notes

1. Ownership of the unadopted road is shared between all properties in the close, and all properties in the close enjoy right of way and share upkeep costs. Wynfrith owns the first portion, including the hedging to either side. Please refer to the boundary plan.
2. The loft rooms have been used as a bedroom and study but do not have building control approval. The current owner has applied for a regularisation certificate, however, in order to use the upstairs as living accommodation, buyers will need to undertake any work required to comply with building regulations. Please refer to the agent for further details.

Local Information

Wynfrith is situated in an enviable village location, on a no through road on the northern edge of Bolney. Bolney has a primary school, post office, service station and public houses.

Comprehensive shopping is available at Haywards Heath (six miles), Horsham (10 miles) and Brighton (15 miles).



There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county. Spa and country house hotels include Ockenden Manor and South Lodge.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the historic County town of Lewes, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Mainline Rail Service: Haywards Heath (London Bridge/Victoria from 42 minutes).

Communications: The A23 at Bolney connects with the M23, providing access to Gatwick Airport (about 20 miles), the M25 and the national motorway network.

Schools: There are a number of highly regarded state and independent schools and colleges in the local area, including Bolney CE Primary School, Warden Park Secondary Academy, Cumnor House, Great Walstead, Ardingly College and Brighton College.

Services: Oil-fired central heating to the ground floor. Mains electricity, water and drainage.

Outgoings: Mid Sussex DC, 01444 458166. Tax band F.

EPC: a copy of the full EPC is available on request.





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Approximate Area = 243.3 sq m / 2619 sq ft
Garage = 39.2 sq m / 422 sq ft
Total = 282.5 sq m / 3041 sq ft
Including Limited Use Area (75.1 sq m / 808 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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