

# Hamptons

INTERNATIONAL



## Albert Silsby Place, Hurstpierpoint, BN6

6  4  4 

GUIDE PRICE

**£3,380,000**

**(£3,375,000)**

## Property details

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### Key features

- **4 Reception rooms**
- **Kitchen/breakfast/family room**
- **6 bedrooms**
- **Principal bedroom with ensuite and family bathroom**
- **games room**
- **gym**
- **garage**

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## Description

Set within approximately 1.7 acres of beautifully landscaped grounds, this exceptional country residence combines timeless architecture with outstanding contemporary specification. Accessed via electronically controlled wrought iron gates and a sweeping Cotswold buff driveway, the property immediately impresses with its grandeur, privacy and meticulous attention to detail.

**Kitchen & Living Space** At the heart of the home lies a truly bespoke handmade kitchen by Hamilton Stone, thoughtfully designed for both everyday family living and elegant entertaining. Silestone work surfaces complement Farrow & Ball painted solid wood cabinetry, while a substantial central island with breakfast bar creates a striking focal point. Premium integrated appliances include a Mercury dual fuel range cooker with induction hob, Siemens extractor, Siemens combination oven and microwave with warming drawer, compact coffee machine, fridge, freezer and dishwasher, alongside a Capel under-counter wine cooler. A Quooker boiling water tap adds further convenience. A beautifully designed matching utility/boot room and separate laundry room continue the home's exceptional standard of finish.

**Dark stained engineered oak flooring** flows throughout most of the ground floor, enhanced by underfloor heating across the ground and first floors.

**Bedrooms & Bathrooms** The bathroom accommodation is equally impressive, finished with luxurious Piccadilly limestone tiling and underfloor heating. The family bathroom features a freestanding bath with floor-mounted tap, a contemporary wet area shower, concealed cistern WC, and a twin basin vanity unit. The principal suite enjoys a stylish en-suite with panelled bath set within a Silestone surround, fully tiled wet area shower, twin basins and bespoke cabinetry. Bedroom two benefits from its own en-suite shower room, while the second floor hosts an additional en-suite shower room, making the layout ideal for family life and guests alike.

**Technology & Specification** This home has been designed for modern comfort and efficiency, offering:

- Whole house mechanical ventilation with heat recovery
- Energy-efficient double glazed sash windows
- Gira integrated door and electric gate intercom system
- Cat 5 cabling throughout
- Underfloor heating to ground and first floors

**Outside Grounds & Leisure Facilities** The beautifully landscaped grounds extend to approximately 1.7 acres, combining formal lawns with wild grass areas and recently planted trees to create a private and tranquil setting. A substantial paved terrace adjoins the rear of the house — perfect for outdoor dining and entertaining. A detached studio/gym (approx. 554 sq ft) with full utilities and a covered seating area with wood-fired stove provides exceptional versatility. For sports enthusiasts, the property also boasts a full-size all-weather tennis court with external lighting. A detached double garage with electronically operated door and ample driveway parking complete this outstanding offering.

**Situation Location & Connectivity** Ideally positioned for both countryside living and commuter convenience:

- Hassocks Station - approx. 2 miles
- Haywards Heath Station - approx. 8 miles
- London Victoria - approx. 47 minutes by train
- A23 - approx. 1.1 miles
- Brighton - approx. 8.7 miles
- Gatwick Airport - approx. 20 miles

Property Ref Number: HAM-63207

**Additional Information** Local Authority: Mid Sussex District Council Council Tax Band: H The heating and water system is a gas boiler running on LPG, with underfloor heating on ground and first floors, electric underfloor heating in the bathrooms, radiators on the top floor.











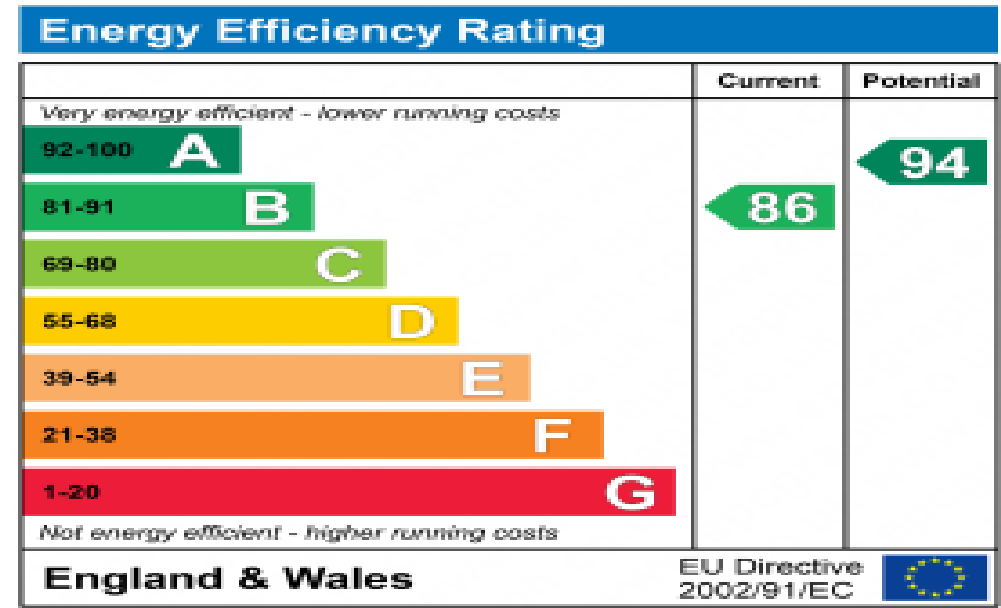










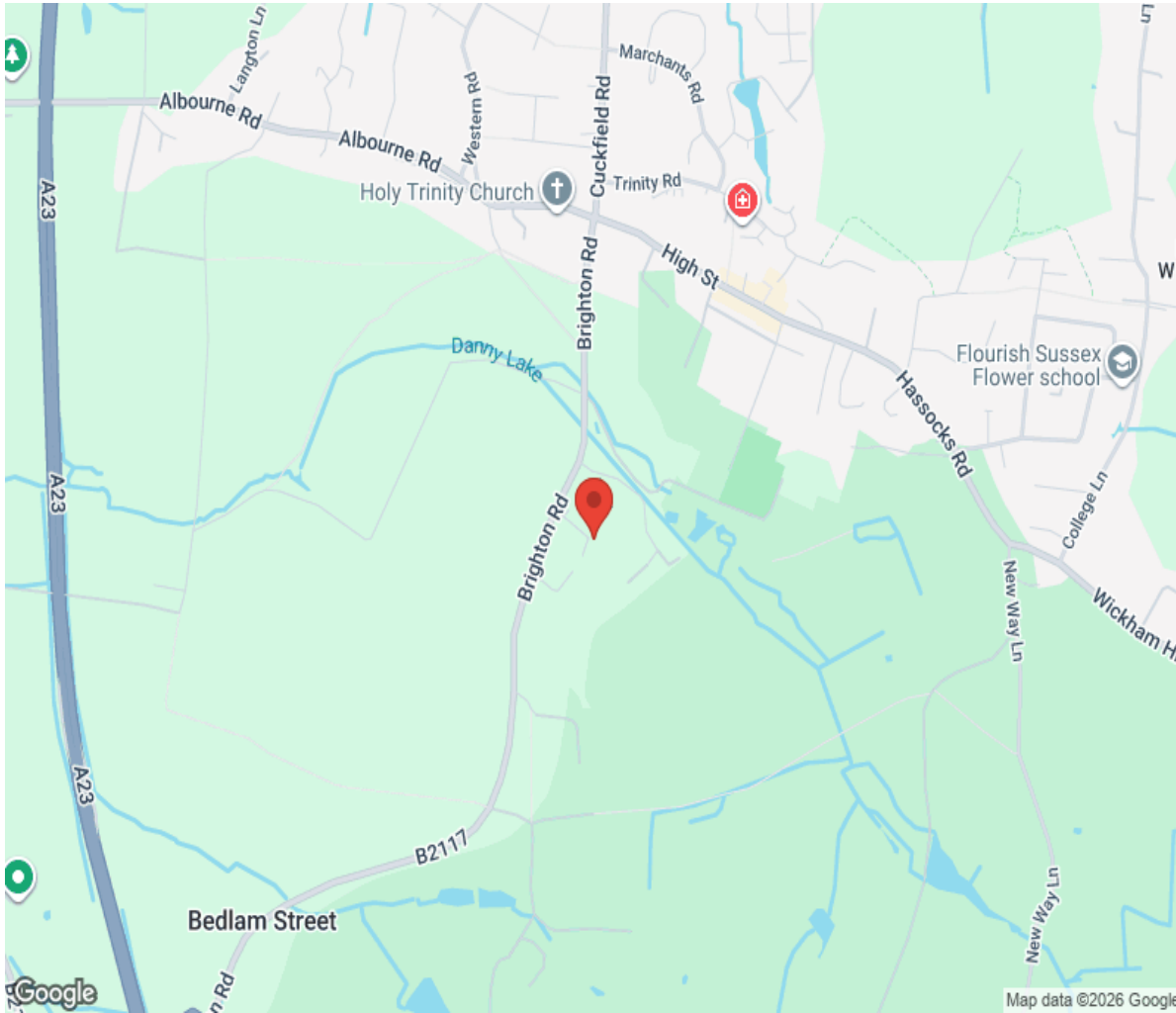


# Floor plan



# Location

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