

# Hamptons

INTERNATIONAL



## Wickham Hill, Hurstpierpoint, BN6

6  4  4 

GUIDE PRICE

**£1,750,000**

**(£1,750,000)**

## Property details

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### Key features

- **Six bedrooms**
- **Four bath/shower rooms**
- **Large open plan kitchen**
- **Four reception rooms**
- **Library**
- **Detached double garage**
- **Spacious driveway**
- **Landscaped garden**
- **Far-reaching views**
- **Total of approx. 3646 sq ft**

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## Description

A well-presented family home with six bedrooms and a landscaped garden, in a sought-after position within a short distance of the High Street and mainline railway station. Originally dating from the 1930s, this substantial property has been thoughtfully extended and modernised by the current owners. It is in a fantastic setting in the sought-after village of Hurstpierpoint, ideally positioned for all local amenities. The home is perfect for families, with generous proportions and an ideal layout for a large family. It features four generous reception rooms, in addition to a spacious open plan kitchen and six good-sized bedrooms. Internally the house has a sizeable entrance hall serving the main reception rooms. Throughout the property, attractive oak flooring and contemporary comforts combine, including underfloor heating across all floors and an integrated Sonos audio system. The home also receives excellent natural light with its conservatory overlooking the rear garden and many large windows – some with characterful stained-glass or leaded detailing. The ground floor layout is great for entertaining, offering a separate family room, a large sitting room with an open fire, the conservatory, entrance and dining hall and large open plan kitchen. The latter includes a dining area and French doors opening to a paved terrace for seamless indoor/outdoor living in the warmer months. The kitchen is the central hub of this home featuring bespoke solid ash cabinetry with granite and Corian worktops. It includes a large island with storage and an induction hob and sink. There is also a range of integrated Miele appliances and a built-in Aga. The kitchen is perfectly suited to day-to-day living and busy family life, while a useful laundry room provides additional storage and washing facilities. In addition to the main reception rooms, a library fitted with cabinetry offers generous storage and is an additional private space for reading and work. A downstairs WC completes the ground floor accommodation. A solid oak staircase leads up to the first-floor accommodation. Off the light and spacious landing area, there are six generous-sized bedrooms and a family bathroom. Three of the bedrooms have en suite shower rooms, including the sizeable principal bedroom which has undergone recent renovation and features extensive built-in wardrobe space. Outside To the front of the property there is ample parking for several cars on the block-paved driveway which provides access to a spacious detached garage. The garage benefits from an electric up-and-over door and includes generous loft storage. The rear of the property enjoys expansive views over open countryside and the rear garden is entered via gates on either side of the property. It is fully enclosed by a combination of wood panelled fencing and mature hedging. At the back of the house, a substantial terrace provides ample space for dining al fresco. Steps lead to the upper lawn. Further steps lead to a lower lawn, with established flowerbeds and borders stocked with a wide variety of shrubs, trees and hedging. Situation This property is in a commanding position on an enviable road in the vibrant village of Hurstpierpoint. Situated on the northern edge of the South Downs National Park, the village has a range of amenities including pubs and restaurants, convenience stores, several shops and a GP surgery. A wider range of shops is available at Hassocks, about 1.5 miles to the east, which also has a mainline train station to London Bridge/Victoria (approximately 55 minutes). The city of Brighton and the south coast are about nine miles distant. The M23/A23 provides good access to Gatwick and the national motorway network. There are a number of excellent schools in the area, including St. Margaret's Primary School in Ditchling, Downlands Community Secondary School in Hassocks, Hurstpierpoint College, Burgess Hill School for Girls and Brighton College. There are many opportunities for sporting and country pursuits in the area, and a huge network of footpaths and bridleways cross the surrounding countryside. There is a vibrant cultural and arts scene locally, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events. Property Ref Number: HAM-61453 Additional Information Local Authority Mid Sussex Council. Council Tax Band G Services Mains water and electricity. Private drainage. Gas-fired central heating. Tenure Freehold



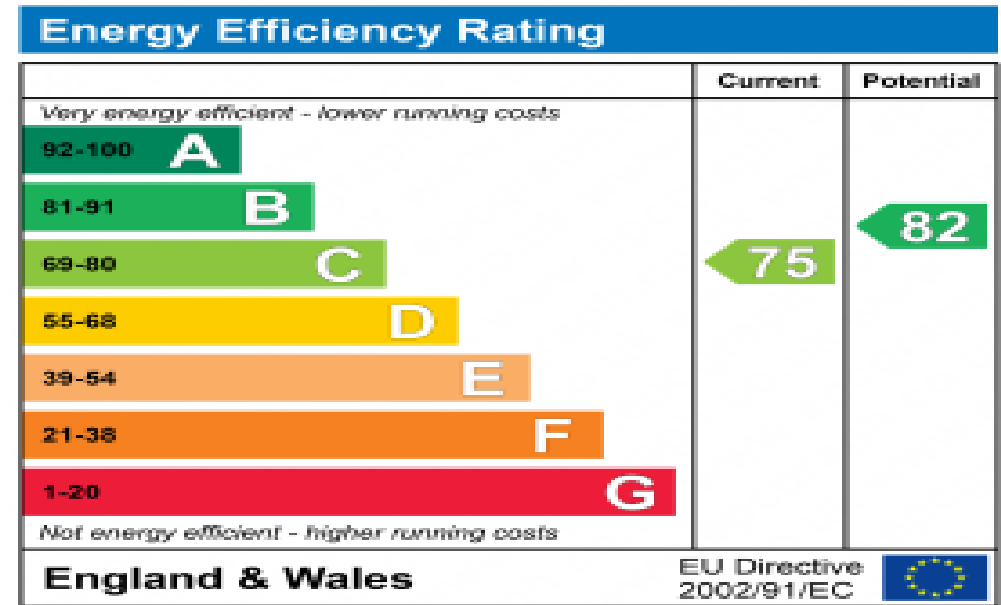










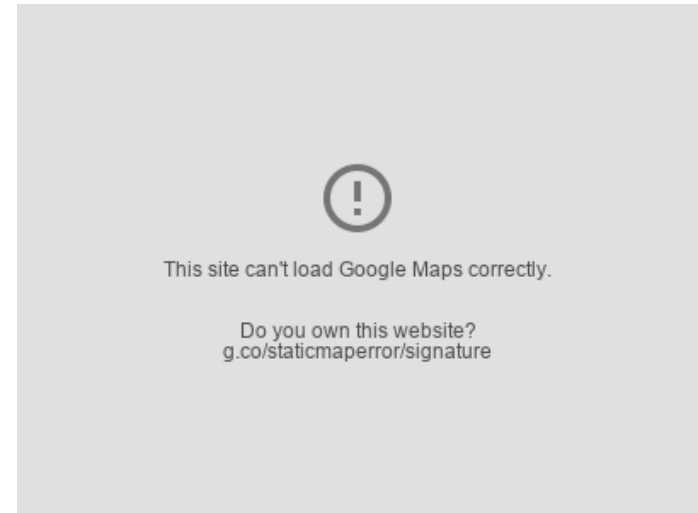


# Floor plan



# Location

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