



High Street, Hurstpierpoint, Hassocks, West Sussex, BN6

Guide Price £1,825,000

Entrance Hall, Drawing Room, Dining Room, Family Room, Study, Kitchen/Breakfast Room, 4 First Floor Bedrooms and 2 Bathrooms, 2nd Floor Flat with 2 Bedrooms, Bathroom and Sitting Room, 2 Further Bedrooms, Extensive Cellars, Garages, Walled Gardens.



Description

A stunning Grade II* listed Georgian Village house that extends to over 7500 sq ft and is situated in the centre of Hurstpierpoint with direct access onto the High Street at the front and South Downs to the rear. With origins dating back to the 15th Century, Mansion House is a substantial family house which is steeped in history. The house has many original features, with beautiful panelling and a spectacular inglenook fireplace. The Georgian part of the house also benefits from high ceilings and some floor to ceiling windows.

Situation

Situated in a conservation area in the heart of the village of Hurstpierpoint which has a good range of local shops including a bakery, butchers, green grocers and chemist, together with amenities including a variety of restaurants, public houses, a health centre, primary school and church. Mainline Rail Services are from Hassocks or Haywards Heath www.southernrailway.co.uk. There are many highly regarded schools in the area, both state and private, including Hurstpierpoint College, Burgess Hill School for Girls, Brighton College, Roedean and Ardingly. The M25 orbital motorway can be accessed via the A23, linking to other motorway networks,

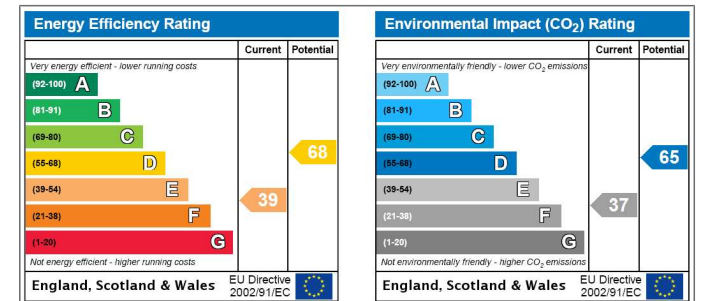
Gatwick and Heathrow airports and the coast.

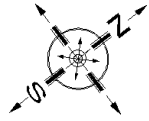
Outside

The gardens at Mansion House are magnificent and extend to about 0.5 acre (0.2 ha). They are beautiful walled gardens which are mainly laid to lawn. To the side of the house is a sheltered terrace with a pergola and box hedging. A gravel pathway leads around the main part of the garden to the triple garaging at the rear.

Local Authority

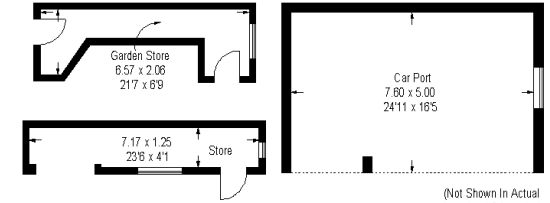
Mid Sussex District Council 01444 458166





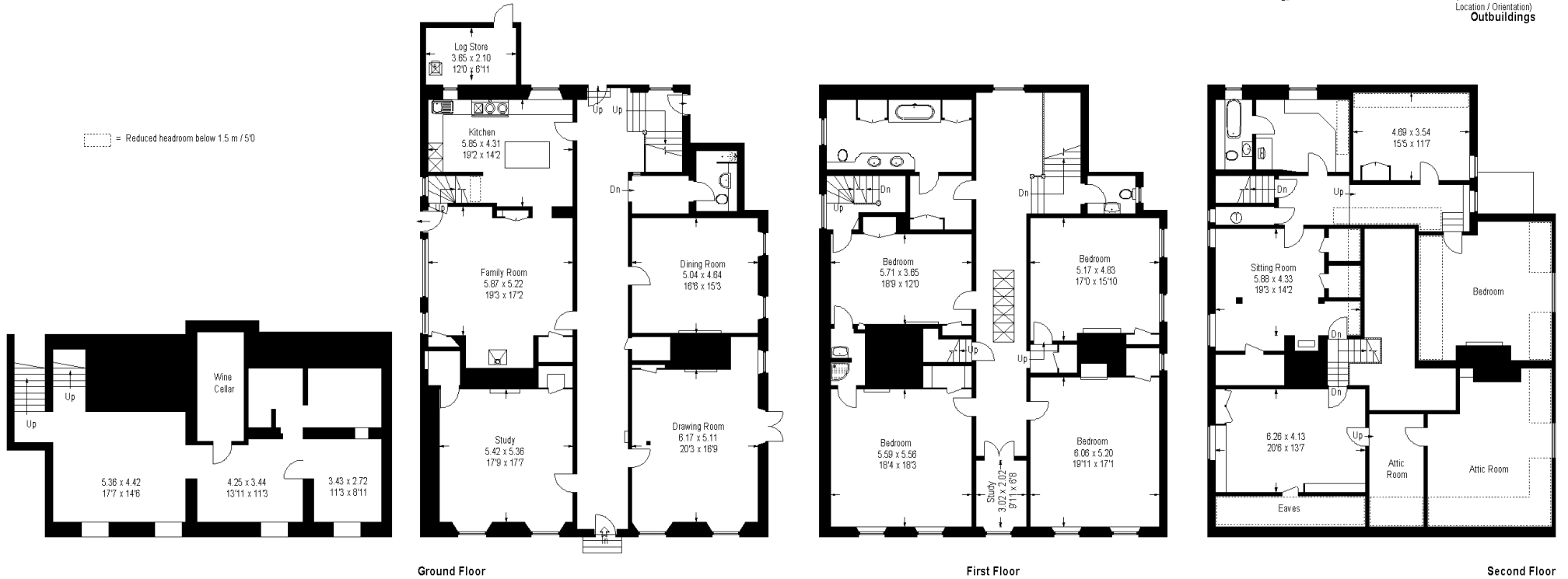
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Approximate Gross Internal Area :- 624 sq m / 6717 sq ft
 (Excluding Eaves)
 Cellar :- 62 sq m / 669 sq ft
 Outbuildings :- 56 sq m / 603 sq ft
 Log Store :- 8 sq m / 86 sq ft
 Total :- 770 sq m / 8289 sq ft



(Not Shown In Actual Location / Orientation)
Outbuildings

= Reduced headroom below 1.5 m / 5'0"



FLOORPLANZ © 2012 0846 6344080 Ref 101829

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Viewing strictly by appointment only.

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