



2 Foxhole Cottages

BEDLAM STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9EL

Chatt
estates



Situation

A very well presented and contemporary fashioned Victorian semi-detached house, set in captivating gardens and grounds of approximately 1.1 acres, outbuildings and glorious views of the South Downs

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated within an enchanting setting at the foot of the South Downs, this character filled semi-detached house blends contemporary and stylish finishes with period features indicative of its era. With the addition of a studio/ office and 2 luxury cottages, the property is set in wonderful grounds and offers flexibility for multi-generational living or the option to immerse yourself in an established lifestyle business. Having been stylishly updated over the tenure of the current vendors the main house boasts accommodation over 3 floors. A classic country kitchen with vaulted ceilings, a focal 'Aga' and range of luxury integrated appliances form part of the ground floor along with the sitting room which is full of light and boasts a sizable cast iron burner. Stairs lead to the first floor where a principle bedroom suite resides complimented by a walk in dressing room and en-suite bathroom. There is also the benefit of a family shower room on the first floor. 2 further bedrooms lie on the second floor. There is considered scope to enlarge the property (stnc). Raised patios and terrace areas adjoin the property on 3 sides of the property to follow the everchanging position of the sun throughout the day. Manicured lawns extend from this with scattered mature trees and established shrub beds showcasing a wealth of country planting with the backdrop of the undulating hills behind. There are many areas to relax including a raised decked contemplation area and wood fired hot tub that skirts the southern boundary. A further secret garden lies hidden behind a gate with pathways meandering through the wild grass and orchard of fruit trees.



Kitchen

- » 'Shaker style' wall and base units
- » Oak worksurfaces and breakfast bar
- » Oil fired 'Aga'
- » Inset large 'Butler Style' sink
- » Inset electric 'Induction' hob
- » Fitted electric oven
- » Fitted dishwasher



Bathrooms

Family Shower Room

- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite with concealed cistern
- » Free standing stone wash hand basin with drawers under and wall mounted taps
- » Heated ladder style towel radiator
- » Tiled floor



En-Suite Bathroom

- » Free standing bath with wall mounted taps and hand shower attachment
- » Low level w.c. suite
- » Stone wash hand basin with drawers under
- » Tiled floor



Specification

- » 14kw Air source heat pump servicing the main house
- » Scope to enlarge the property (stnc)
- » Planning permission for third holiday let
- » Studio with light and power currently used as an office
- » Private landscaped gardens and grounds of approx..1.1 acres
- » Uninterrupted views of the South Downs
- » Opportunity to continue established lifestyle business with 2 annexes
- »



Outbuildings

Located within the grounds are 2 equally stylish outbuildings which form an established 'holiday let' business generating a regular income (please refer to the agent for details).

The Lodge

Set in a tranquil and idyllic setting this single storey modern structure has open plan living with a living area, kitchen and bedroom. Double bi- fold doors open onto the elevated terrace and out over the gardens beyond. Adjacent to The Lodge is a contemporary wood fired hot tub and sauna.

The Stable

Takes the form a beautiful attached two-storey cottage with its own covered private patio, comprising an open plan living area with kitchenette, shower room and first floor bedroom.



Services

- » Mains water – shared supply with our neighbour
- » Private drainage
- » Full fibre broadband giving speeds of up to approx. 1000mps



External

The property is approached via a hedgerow lined driveway with parking for several cars. The gardens surround the property on 3 sides. A raised 'knott' garden with extensive planting hides the entrance to the store on the northern side of the property along with the entrance to one of the cottages. The terrace continues and incorporates a modern studio with light and power currently used as an office. A paved terrace on the southern side provides one of many spaces to entertain. The immediate gardens are predominately laid to lawn with established trees, well stocked shrub plant beds and a central well. Skirting the southern boundary are further areas to relax and enjoy the views of the Downs from a wood fired hot tub and fire pit area along with a raised decked area with wood burning stove. Access via a timber gate and behind a dividing hedge is a self contained annexe with double modern bi-fold doors. Purposely mowed trails run through the wild garden sweeping in and out of the ornamental pond, a kitchen garden, including many raised vegetable beds and a variety of fruit trees including cherry, plum and walnut.





Foxhole Cottage, Bedlam Street, Hurstpierpoint, BN6 9EL

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
 Outbuildings = 72.9 sq m / 784 sq ft
 Total = 249.4 sq m / 2684 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys © 2024

Transport Links from 2 Foxhole Cottage

Hassocks Train Station	approx. 3.0 miles
Haywards Heath Train Station	approx. 8.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 0.4 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
 estates