



Hogs Croft

LONDON ROAD | ALBOURNE | WEST SUSSEX | BN6 9BJ

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Situation

A well-proportioned detached family house with attached annexe set in landscaped gardens of approximately 0.6 of an acre benefiting from southerly views and a modern studio

Albourne is a quaint village with a local village school and church, surrounded by beautiful farmland providing an excellent backdrop for walking and other recreational activities. The larger village of Hurstpierpoint is within walking distance and, with its bustling High Street, provides a comprehensive array of shopping, including a post office, butcher and delicatessen. Hassocks, with its mainline rail station providing easy links to Brighton and London, is the next village along. The area plays host to a number of highly regarded state and private schools.

Set in a wonderfully private plot of approximately 0.6 of an acre with views towards the South Downs. 'Hogs Croft' is an immaculately presented detached family house, showcasing a design well suited to the contemporary lifestyle with a wealth of luxury fixtures and fittings throughout. With a floor area of approximately 4,297 (incl. car port), multi generation living is at the forefront of the design with a modern 1 bedroom annex including a kitchenette and shower room benefiting from an independent access. There is also the addition of a sizable studio with fully fitted shower room within the garden having a multitude of uses. A stunning bespoke 'Martin Moore' kitchen with a range of integrated appliances and central island will be the envy by any discerning chef. Reception space is plentiful with 4 sizable rooms all looking out over the landscaped gardens. A solid oak staircase leads to the spacious landing where 4 double bedrooms and a family bathroom reside. Of particular note is the principle bedroom suite with floor to ceiling windows to capture the southerly views. Bedroom 2 is also serviced by an en-suite bathroom. Formal lawns extend to the rear of the property with a range of specimen trees and well stocked shrub and plant beds. Paved seating areas provide places to relax throughout the day along with an outdoor covered dining area. The sweeping driveway to the front of the property provides ample parking along with access to the double carport.



Kitchen

- » Bespoke 'Martin Moore' kitchen
- » Shaker style wall and base units
- » Quartz worksurfaces
- » Fitted 'Neff' fridge
- » Fitted 'Neff' freezer
- » Space for microwave
- » Sizable central island unit with quartz worksurfaces and breakfast bar with a range of cupboards under
- » Inset twin 'Butler Style' sink
- » Integrated 'Neff' dishwasher
- » 'Travertine' tiled floor with underfloor heating



Bathrooms

Family Bathroom

- » Free standing cast iron roll top bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated towel radiator
- » Large airing cupboard with space for washing machine



Principal En-Suite Shower Room

- » Large walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Engineered wood flooring
- » Heated ladder style towel radiator



En-Suite Bathroom

- » Cast iron roll top bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated towel radiator

Annexe

The property benefits from a 1 bedroom self contained annexe attached to the main property. The annexe has a kitchen/sitting room and is serviced by a modern shower room

Kitchenette

- » Wall and base units
- » Oak work surfaces
- » Inset sink and drainer
- » Inset 2 ring electric 'Hotpoint electric hob
- » Integrated fridge

Ground Floor Annex Shower Room

- » Large walk in shower with wall mounted shower, fully tiled wall and glazed screen
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboard under
- » 'Karndean' flooring with electric underfloor heating



Specification

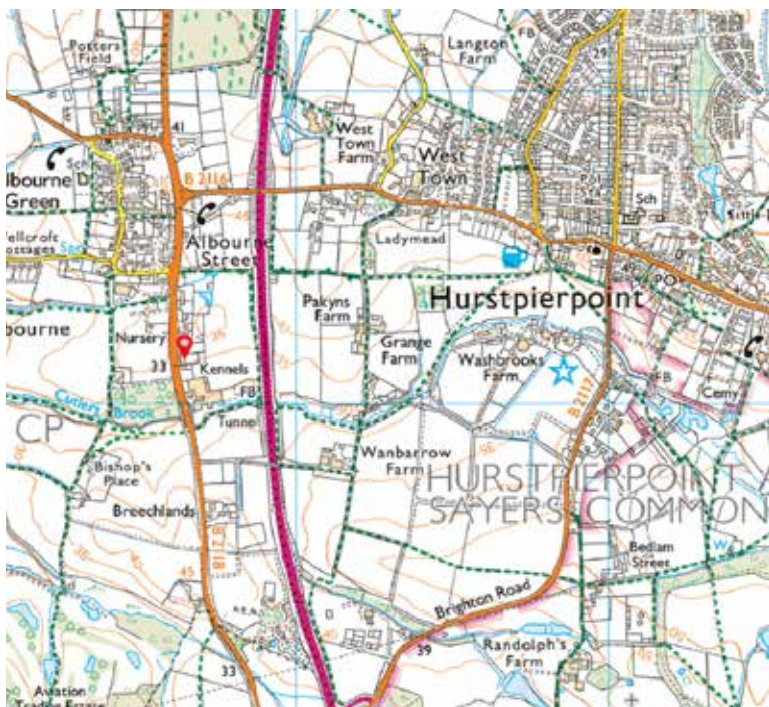
- » Wall mounted 'Worcester' gas fired boiler
- » Bespoke 'Martin Moore' kitchen
- » Large airing cupboard with space for washing machine in the family bathroom
- » Studio with french doors, electric underfloor heating and fully fitted shower room
- » Landscaped gardens and grounds of approximately 0.6 of an acre
- » A wealth of oak throughout including flooring, doors and solid oak staircase



External

The property is approached over a sweeping driveway with parking for several cars and access to the double carport. There is a front lawn and well stocked plant beds along with a timber gate opening to the rear garden. A vaulted oak framed and covered dining area is accessed via the garden room benefiting from external lighting. The patio continues and adjoins the full length of the rear of the property, accessed via multiple rooms on the ground floor. An expanse of lawn extends to the east with a central beautifully maintained hedgerow and mature shrubs beds. The lawn continues and is bordered by established hedgerow on all sides. A traditional brick block paved path runs the full length to one side of the garden lined with specimen trees and leading to the detached studio. The studio with french doors has a multitude of uses with underfloor heating and a fully fitted shower room.





Transport Links from Hog's Croft

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 55 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 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.

London Road, Albourne, BN6 9BJ

Approximate Gross Internal Area = 336.4 sq m / 3621 sq ft

Car Port / Store = 42.7 sq m / 460 sq ft

Studio = 20.1 sq m / 216 sq ft

Total = 399.2 sq m / 4297 sq ft

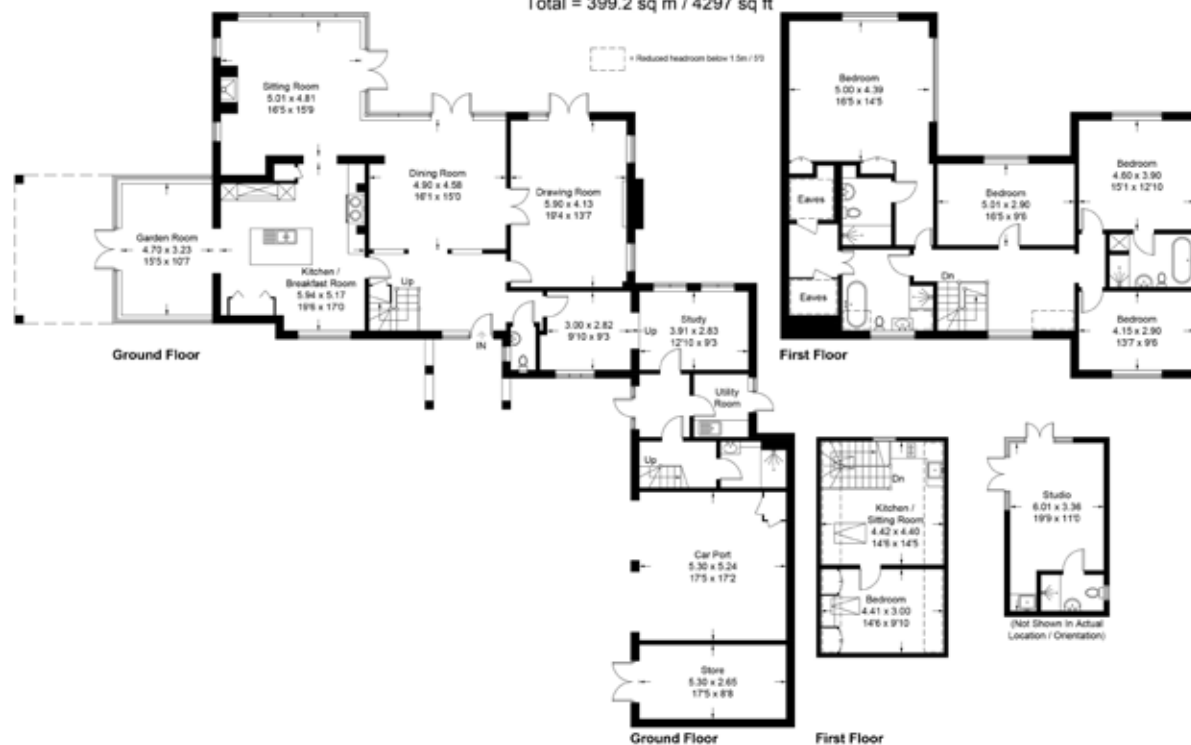


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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