



The Ragged Dog

THE STREET | ALBOURNE | WEST SUSSEX | BN6 9DJ

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Situation

A substantial and private detached house set in generous landscaped gardens and grounds of approximately 0.7 of an acre boasting stunning southerly views over neighbouring farmland towards the South Downs

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.

Occupying an elevated position within the village of Albourne, 'The Ragged Dog' boasts magnificent southerly views of the South Downs over neighbouring farmland. Built in 2004 the property boasts large well-appointed rooms looking out over the glorious landscaped gardens. The bespoke handmade kitchen comprises a range of oak wall and base units with granite worksurfaces and a centre island unit with breakfast bar. Two sizable reception rooms on the ground floor are both grand in their style with vaulted ceilings and doors opening out onto the south facing gardens. The impressive sitting room with a large focal inglenook with open fireplace and staircase leading up to a mezzanine area currently used as an office. A ground floor bedroom and shower room provide guest accommodation and there is the benefit of a sizable fully fitted utility room. Stairs lead from the hallway to the first floor where two sizable bedrooms reside serviced by an en-suite shower rooms. The principal bedroom lies on the south side of the property with doors out onto the south facing balcony. The second floor provides two further double bedrooms and a shower room. The private and beautifully landscaped gardens of approximately 0.7 of an acre extend to the south and west of the property with a raised paved terrace adjoining the full length of the property capitalising on the glorious views of the South Downs. The gardens are predominantly laid to lawn with wonderfully stocked raised beds interspersed with mature shrub beds and trees. There is an ornamental pond and water feature along with a kitchen garden comprising a green house and poly tunnel lying at the end of the garden.



Kitchen

- » Bespoke kitchen
- » Solid oak shaker style wall and base units
- » Granite worksurfaces
- » Inset twin stainless steel sink basins
- » Space for range cooker
- » Stainless steel extractor fan over
- » Space for washing machine
- » Space for wine cooler
- » Space for 'American Style' fridge freezer
- » Tiled floor



Bathrooms

Ground Floor En-Suite Bathroom

- » Panelled jacuzzi bath
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator



Principal Bedroom En-Suite Shower Room

- » Large walk in shower with wall mounted full body shower panelled and glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin with drawers under



Bedroom 2 En-Suite Shower Room

- » Large walk in shower with wall mounted full body shower panelled and glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin

Second Floor Shower Room

- » Large walk in shower with wall mounted full body shower panelled and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin

Specification

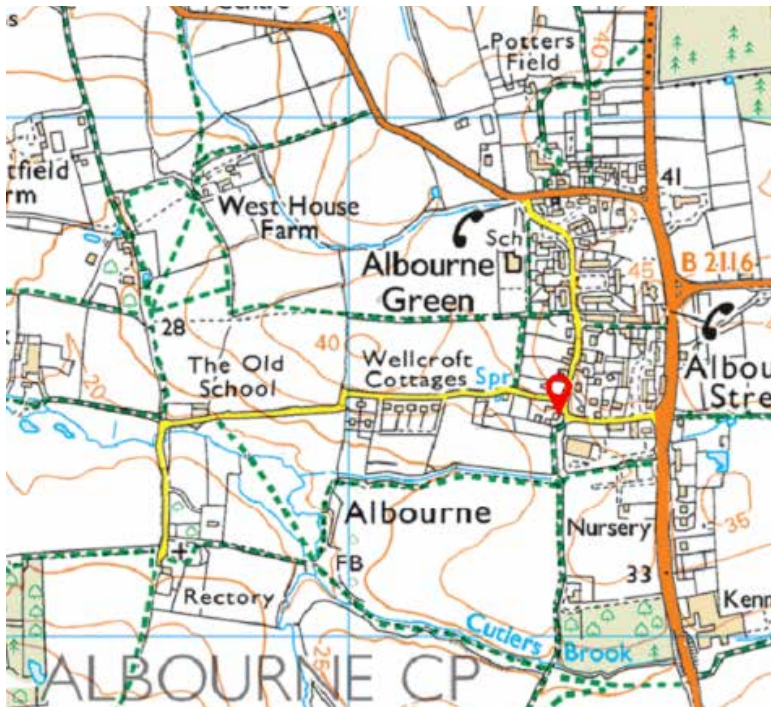
- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Underfloor heating to the whole of the ground floor
- » Sizable utility room
- » Incredible views of the South Downs from multiple points in the house and the garden
- » Kitchen garden with large greenhouse and poly tunnel
- » Landscaped gardens with central ornamental pond
- » Integral garage
- » Twin electric entrance gates



External

The property is approached via twin electric 5 bar gates over a sweeping driveway with parking for several cars with a front lawn and established trees bordered by mature hedgerow. Side access to the rear garden is via a timber gate where a sizable full length raised paved terrace adjoins the side and rear of the property. A 'Breeze House' with glass panels and steel balustrades can be accessed via the terrace. Steps lead down through well stocked shrub and small plant beds to an expanse of lawn. Within the lawn is a sizable ornamental pond with a water feature along with scattered mature shrub beds. At the rear of the garden lies the kitchen garden including a large greenhouse and poly tunnel along with a timber garden shed.





Transport Links from The Ragged Dog

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 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.

The Street, Albourne, BN6 9DJ

Approximate Gross Internal Area = 301.4 sq m / 3244 sq ft
 Mezzanine = 27.2 sq m / 293 sq ft
 Total = 328.6 sq m / 3537 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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