



The White Cottage

LANGTON LANE | HURSTPIERPOINT | WEST SUSSEX | BN6 9HA

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Situation

A significantly updated and versatile detached family house nestled along a picturesque country lane and set within beautifully landscaped gardens of approximately an acre, including a nature pond and benefiting from a detached double garage

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 is also a range of revered state and private schools locally.

'The White Cottage' is a beautiful family house with origins believed to have dated back to the 1800's. The current owners have re-designed large parts of the property over the years creating a spacious family home with versatile accommodation over two floors. Reception space is plentiful with four reception rooms including a sizable sitting room with focal fireplace and the south facing dining room which has a glass atrium roof creating a light spacious room looking out over the attractive rear garden and pond. Of particular note is the wonderful kitchen with quartz worksurfaces and electric 'Aga'. Four bedrooms reside on the first floor including the sizable principal bedroom suite, eccentricated with a vaulted ceiling and double glazed doors on to the balcony, serviced by a large ensuite bathroom. Versatility comes in the form of a ground floor bedroom. The property is gracefully enveloped by mature private gardens on three sides creating a rare sense of seclusion. Predominantly laid to lawn, the grounds are landscaped with vibrant well stocked flower beds and a variety of established fruit trees offering colour, fragrance and seasonal interest throughout the year. A sizable central pond forms the focal point of the garden perfectly placed to be admired from both the expansive decked terrace and the covered veranda at the rear of the house. This idyllic setting provides a picturesque backdrop for entertaining. The driveway to the front of the property provides ample parking and access to the attached double garage.



Kitchen

- » Painted wall and base units including display cabinets and display shelves
- » Electric 'Aga'
- » Concealed extractor fan
- » Quartz worksurfaces
- » Split level fitted 'AEG' and 'Neff' electric ovens
- » Space and plumbing for fridge freezer
- » Space and plumbing for washing machine
- » Space for tumble dryer
- » Slate flooring
- » Centre island unit with quartz worksurfaces
- » Inset 'Neff' electric 4 ring hob
- » Inset stainless steel 'Butler style' sink



Bathrooms

Family Shower Room

- » Large walk in shower cubicle, wall mounted thermostatically controlled shower with glazed screens
- » Low level w.c. suite
- » Wall mounted wash hand basin with cupboard under
- » Heated ladder style towel radiator
- » Half tongue and groove walls
- » Electric underfloor heating



En-Suite Bathroom

- » Free standing cast iron roll top bath with decorative clawed feet, traditional style mixer taps and hand shower attachment
- » Fully tiled walk in shower cubicle with wall mounted thermostatic shower and glazed door
- » Low level w.c. suite
- » Bidet
- » Traditional style pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

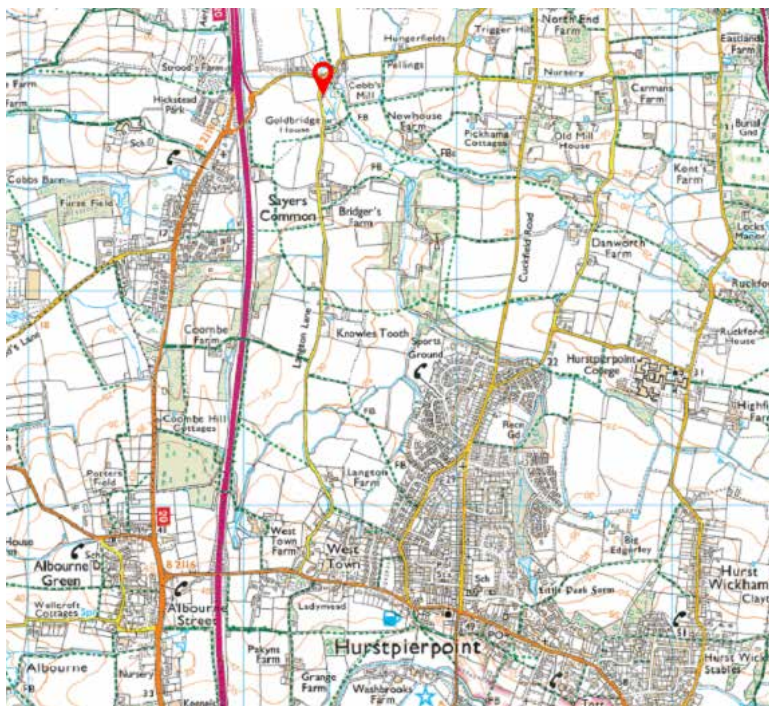
- » Floor mounted 'Gant' oil fired boiler located in the ground floor cloak cupboard
- » Principal suite with en-suite bathroom, dressing room and balcony
- » Fireplace with cast iron wood burning stove and stone hearth in the sitting room
- » New Zealand hardwood flooring in the snug
- » Raised decked terrace adjoining the rear of the property
- » Beautiful gardens with pond



External

The property is approached via a 5 bar timber gate over a tarmacadam driveway with parking for several cars with access to the double garage. The gardens wrap around the property on 3 sides and are predominantly laid to lawn with a selection of specimen fruit trees. Adjoining the rear and southern side of the property is a raised decked terrace with steps down to a large expanse of lawn interspersed with established well stocked shrub and plant borders. There is a beautiful pond central to the rear garden and further to this are concealed seating areas and timber storage sheds.





Transport Links

Hassocks Train Station	approx. 3.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

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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.

Langton Lane, Hurstpierpoint, BN6 9HA

Approximate Gross Internal Area = 284.2 sq m / 3059 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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