



Kingscot

LONDON ROAD | SAYERS COMMON | WEST SUSSEX | BN6 9HT

Chatt
estates



Situation

An individual Grade II listed house of considerable character sitting in gardens and grounds of approximately 1.25 acres with outdoor heated swimming pool and large pond

Sayers Common village offers a range of amenities including an established village shop, church, public house and recreation ground. The larger village of Hurstpierpoint is a short drive away and with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks is situated approximately 3½ miles away and provides regular mainline rail services to London. There are also a range of revered state and private schools locally.

'Kingscot' is a remarkable Grade II listed home, believed to date back to the early 1500's. Rich in period charm and architectural integrity the property showcases an array of beautiful original features, including striking inglenook fireplaces, exposed beams and hand crafted joinery. The ground floor offers three substantial reception rooms with two centred around impressive original fireplaces fitted with woodburning stoves. These characterful spaces flow seamlessly into a charming family room and a light filled garden room which opens directly onto the rear garden. The kitchen has a range of integrated appliances and there is the benefit of a ground floor shower room. The first floor comprises three bedrooms including a generous principal bedroom accessed via its own staircase and with en-suite bathroom. The property sits within beautifully maintained gardens and grounds of approximately 1.25 acres. Approached over a shingle driveway offering ample parking. A large pond with raised banks forms a serene focal point enjoying picturesque views back towards the house. The gardens continue with a wealth of mature seasonal planting, a kitchen garden with vegetable beds and well stocked shrub and plant beds. A raised terrace at the rear of the property provides one of a multitude of seating areas to enjoy the garden and has a heated outdoor swimming pool. External storage is plentiful with a selection of timber garden sheds and a summer house along with a garage.



Kitchen

- » Shaker style wall and base units
- » Oak block wall and base units
- » Inset ceramic sink
- » Inset 6 ring gas hob
- » Fitted electric oven
- » Fitted 'Bosch' dishwasher
- » Space for fridge
- » Space for microwave
- » Space for washing machine
- » Space for freezer



Bathrooms

En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



Ground Floor Shower Room

- » Fully tiled corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin



Specification

- » Wall mounted 'Vaillant' gas fire boiler
- » Kitchen garden with greenhouse and a selection of raised vegetable beds
- » Outdoor swimming pool heated via an air source heat pump
- » Sizable pond surrounded by a range of planting
- » Garage with electric roller door



External

The property is approached over a shingle driveway with parking for several cars. A sizable pond lies to one side of the plot with a range of wildflowers and a pathway running all the way around it. There is the benefit of a large garage with electric roller door and lean to wood store. Attached to the garden is a large greenhouse with a range of raised vegetable beds. A sizable stone, paved terrace adjoins the rear of the property with the benefit of a heated outdoor swimming pool. Stepping down from the terrace is an area of lawn bordered by well stocked shrub and plant beds. A paved path leads all the way around the property with various areas of mature planting and shrub beds along with



Agents Notes

There will be an overage on the land surrounding and including the pond please ask agent for more details.





Transport Links from Kingscot

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.2 miles
Brighton	approx. 7.6 miles
Gatwick Airport	approx. 21 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, Sayers Common, BN6 9HT

Approximate Gross Internal Area = 169.2 sq m / 1821 sq ft
 Outbuildings = 82.4 sq m / 887 sq ft
 Total = 251.6 sq m / 2708 sq ft



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

chattestates.co.uk | 01273 844500

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

Chatt
 estates