



Oxley House

137 WESTERN HURSTPIERPOINT | WEST SUSSEX | BN6 9SZ

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Situation

A prominently positioned and well extended Edwardian family house benefiting from a mature, landscaped rear garden, off street parking and being within minutes walk of the High Street

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.

This imposing Edwardian semi detached family home is set in a highly sought after location just a short walk from the village High Street. Rich in period character, the property showcases a wealth of original features while having been thoughtfully extended to suit the demands of modern family living. Arranged over three floors, the accommodation is both spacious and well balanced. The ground floor has two generous reception rooms either side of the entrance hall, each framed by elegant bay windows. To the rear, a sizable open plan kitchen/breakfast/family room extends the full width of the house, seamlessly blending contemporary style with character charm. French doors open directly onto the garden, while the kitchen itself offers space for a range of appliances, complemented by a utility area. The first floor hosts three well proportioned bedrooms and a stylish family bathroom with separate shower. The principal suite is a particular highlight, benefiting from a large en-suite bathroom, bespoke fitted wardrobes and an abundance of natural light. A further three bedrooms occupy the second floor alongside access to a private roof terrace with views across the rear garden and roof tops beyond. The landscaped rear garden is beautifully designed, enjoying an easterly aspect with mature planting, a productive kitchen garden with vegetable beds and greenhouse, along with a large paved terrace ideal for entertaining. A charming summer house and additional timber outbuildings provide excellent storage and versatile use. To the front, a private driveway offers off street parking for up to four vehicles, enhancing the practicality of this elegant and versatile home.



Kitchen

- » Shaker style wall and base units
- » Composite worksurfaces with breakfast bar
- » Inset sink
- » Space for range cooker with extractor fan over
- » Space for dishwasher
- » Space for fridge freezer
- » Engineered oak flooring



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin
- » 2 x heated towel radiators
- » Tiled floor



En-Suite Bathroom

- » Corner jacuzzi bath with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Bidet
- » Wash hand basin
- » Heated mirror
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » Wall mounted 'Potterton' gas fired boiler located in the utility area
- » Useful utility room
- » A wealth of character features
- » Principal bedroom with 'Juliet' balcony and en-suite bathroom
- » Second floor roof terrace
- » Mature landscaped rear garden with a range of external storage
- » Driveway with parking for several vehicles



External

The property is approached via a shingle driveway with parking for several cars with a well stocked shrub bed running along one side. Side access to the rear garden is via a timber gate, where a sizable paved patio adjoins the rear of the garden. Housed within the patio is a brick built store along with large timber summer house. Raised well stocked shrub and plant beds lie to one side. Extending from the patio is a sizable lawn, flanked on either side by well stocked shrub and plant beds and scattered trees. Garden storage is plentiful with a further timber garden shed. At the rear of the garden is a kitchen garden, comprising a greenhouse and a selection of raised vegetable beds. A timber garden gate provides rear access via a pathway to Manor Road.





Transport Links from Oxley House

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 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.

Western Road, Hurstpierpoint, BN6 8XB

Approximate Gross Internal Area = 230.0 sq m / 2476 sq ft



= Reduced headroom below 1.5m / 5'0

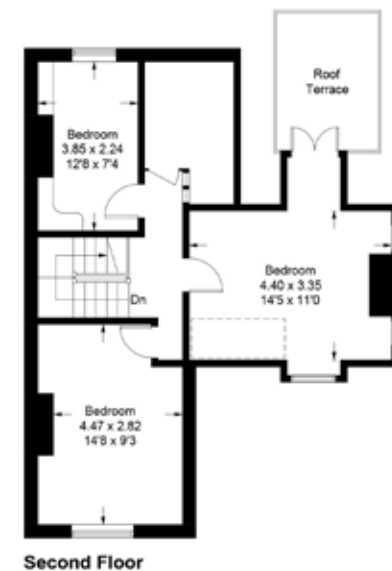


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A buyer is advised to obtain verification from the solicitor.

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