



Woodland Road

Hassocks, West Sussex, BN6 8HE

MARCHANTS

Woodsland Road

This exceptional detached character property, originally a period coach house, has been thoughtfully converted and is nestled within a beautifully landscaped and professionally maintained garden. It boasts a blend of traditional charm and modern convenience, featuring premium fixtures and fittings throughout. The home is equipped with gas underfloor heating, solar panels and high level security system. The property also offers an outstanding outdoor entertaining space, ideal for gatherings and relaxation. A spacious garage complex includes a carport and additional off-road parking, providing ample vehicle accommodation. Rarely do homes of this calibre and character become available so close to local amenities, making it a unique opportunity for discerning buyers seeking both comfort and convenience in a distinguished setting.

£1,450,000

MARCHANTS

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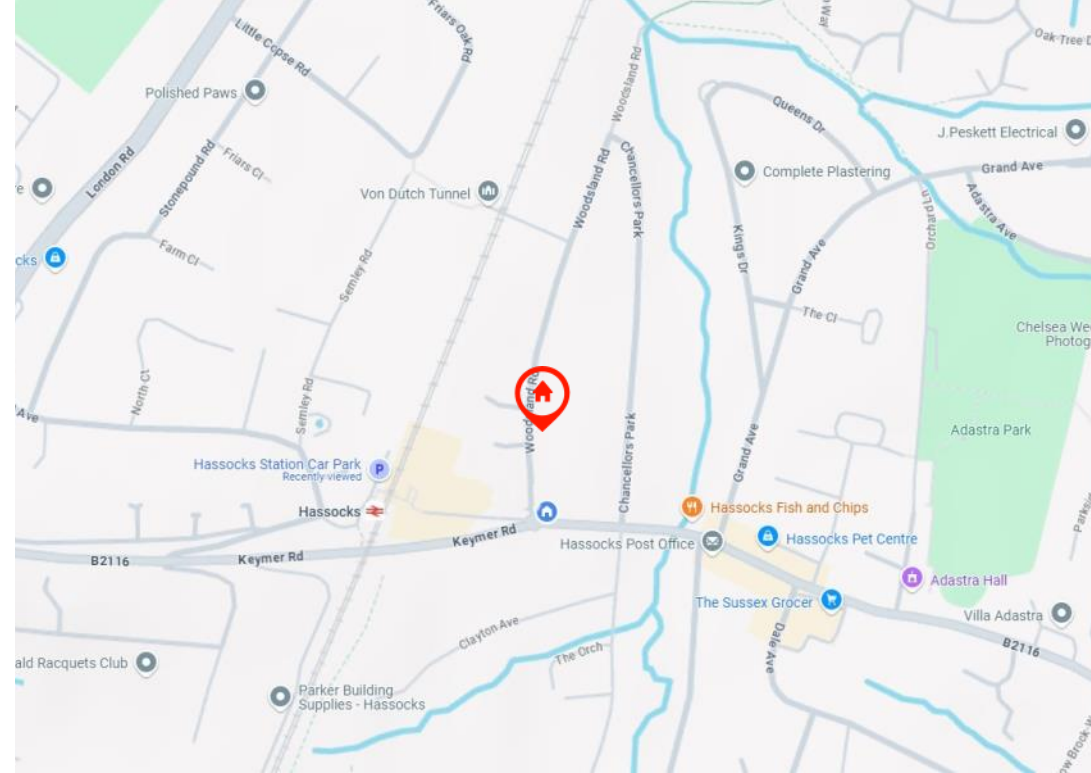
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Features

- Detached Character Property
- Premium Fixtures and Finish Throughout
- Four Double Bedrooms
- Open Plan Kitchen/Dining/Sitting Area
- Well Proportioned Formal Lounge
- Vaulted Ceiling Library/Home Office
- Beautifully Landscaped Gardens
- High Level Security Features
- Close to Schools, Amenities and Mainline Railway Station
- Garage, Car Port and Driveway



The property is located in the South Downs village of Hassocks with Countryside surrounding but various amenities on the doorstep.



Location

Woodland Road lies just off Keymer Road in the heart of the village and the property is just over one hundred metres from the shops and all local amenities.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London (approx 1 hour by train to London) and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.1 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.3 miles)

Accommodation

Through a pair of five bar gates and via the block paved courtyard, a stone paved path leads to the front door with leaded light glazed panel and opening into;

RECEPTION HALL An attractive split-level area having a Victorian original checkerboard ceramic tiled floor, enhanced by shallow steps of granite. Extensive under stairs coat cupboards, recessed downlights, illuminated display recess, dimmer light switches.

LIVING ROOM A spacious triple aspect room having engineered oak flooring, feature marble fireplace with tiled hearth, two leaded light double glazed windows and a pair of double-glazed French doors to the garden. Recessed downlights, three sets of Roman blinds, dimmer light switches, door to hallway and a part glazed door to;

LIBRARY/HOME OFFICE A double room with a vaulted ceiling and fitted with an extensive range of study furniture including numerous bookshelves, cupboards, drawers and an L-shaped desk with mood lighting, ceiling fan, roller blind, engineered oak floor, spotlight, high-level cupboard housing the electric consumer board.





KITCHEN/DINING/SITTING ROOM A large open plan room overlooking the patio which is accessed by two sets of bifold doors opening onto the outside entertainment area. Stone tiled flooring, recessed downlights, Venetian blinds. There is a beautiful range of white kitchen furniture having marble work surfaces including upstands, a breakfast bar and an inset sink. Extensive cabinetry including base cupboards, drawers, wall cupboards, pull out larder, broom cupboard and a walk-in shelved larder with internal lighting. Acrylic splashback with mood lighting over. 'Miele' integrated appliances include two ovens with warming dish drawer under (one of the ovens also switches to a steam oven), induction hob with a chimney style extractor over, fridge/freezer (with an icemaker) and dishwasher. Dimmer light switches, door to;

UTILITY ROOM Part vaulted ceiling, laminate work surface with 'Miele' washing machine and tumble dryer under. Space for fridge/freezer. Wall mounted cupboards, LVT flooring, extractor fan, spotlight track, PVCu barn style door to rear path and outbuildings.

CLOAKROOM Luxuriously appointed with fitted furniture comprising a storage cupboard, laminate display top, ceramic wash basin with mixer taps and a W.C., with concealed cistern. Ceramic tiled splashback, full width mirror, granite floor, extractor fan, recessed down lights, mood lighting under units. Venetian blind.

Accommodation continued

From the hallway, stairs with decorative balustrade and low-level lighting and rising to **FIRST FLOOR**.

LANDING A split level area with a stunning stained-glass window, recessed downlights, a series low-level runway style lights.

PRINCIPAL BEDROOM Overlooking the garden. Range of fitted wardrobes, recessed downlights, Roman blind, dimmer light switch, doors to;

EN SUITE SHOWER ROOM Fitted with a white suite comprising a generous glass shower enclosure with rainfall multi function shower head, hair rinse shower head and recessed toiletry shelf. Fitted furniture comprising cupboards, laminate display top, inset wash basin, W.C., with concealed cistern. Tiled flooring, ceramic wall tiling, recessed downlights, Venetian blind, wall mirror, two medicine cupboards, extractor fan, ladder style towel rail.





BEDROOM TWO Range of built-in wardrobes, Roman blinds, recessed downlights, dimmer light switch.

BEDROOM THREE Range of wardrobes, dimmer light switch, recessed downlights, door to bathroom.

BEDROOM FOUR Built-in floor to ceiling wardrobes enclosed by full height mirror doors, recessed downlights, dimmer light switch.

BATHROOM A Jack and Jill room with doors to landing and bedroom three. Fitted with a white suite comprising panel bath with central mixer tap and additional hair rinse hand shower. glazed and part tiled shower enclosure having thermostatic shower, toiletry shelf and accessed by a glass sliding door. Fitted furniture comprising cupboard, three medicine cupboards, laminate display top, inset ceramic sink and W.C., with a concealed cistern. Ceramic wall tiling, vinyl flooring, recessed downlights, two glass display shelves, two ladder style towel rails, access to loft through hatch opened by a remote control and having a retracting wooden ladder with automatic electric light and some central floor boarding.



Garden and Patio Area

The property has a substantial garden which has been professionally planted and regularly maintained. The garden is in three distinct sections and more detail is described below.

Through a wrought iron gate your eyes are met by a beautiful, **LANDSCAPED GARDEN**. There is a stone path leading to the front door with herbaceous borders on one side and a low hedge, manicured lawn and well stocked borders to the other side. Outside lighting and a Victorian glazed porch above the door to the living room. Passing between three metal pergolas with climbing planters reveals a substantial stone entertainment area having hardwood seating supported by solid rendered walls and a water feature. There are two lantern lights and two remote controlled awnings as well as sentry lighting.

Beyond this area there is a further **ORNAMENTAL GARDEN** with shaped lawns, interspersed by shrub beds and borders and it is no surprise that the current owners open the garden to the public on special garden days. There is a brick wall on one side with climbing roses. A special feature is the custom-built domed pergola over and around a paved patio and seating area with outside lighting. Ornamental trees, **Timber Chalet** with light and power.

The rear of the property is accessed through two wrought iron gates. It has a stone and natural brick floor.





Outbuildings

Outbuildings include a **Metal Shed, Brick Smokehouse** which houses is the 'Ideal' gas central heating boiler and underfloor heating controls, panel electric heater and timber ceiling.

There is a **Well** with an electric pump ideal when drought conditions apply. Outside meter boxes and over six double outside power points throughout the garden, several water taps, including hot and cold water ceramic sink, outside lighting.

Beyond a pair of five bar gates reveals a **BLOCK PAVED COURTYARD** providing parking and turning space. There is outside lantern lighting. A substantial garage/carport is under a slate roof and comprises;

GARAGE With fitted shelving, painted floor, light power and light, internal door carport and automatic remote controlled roller door.

Adjoining **CAR PORT** with strip lighting, block paved floor and outside Power Points. This area is partly walled and partly enclosed by mature hedges.

Additional Information

The property benefits from **solar panels** to supplement the hot water and a integrated **alarm & CCTV security system**.

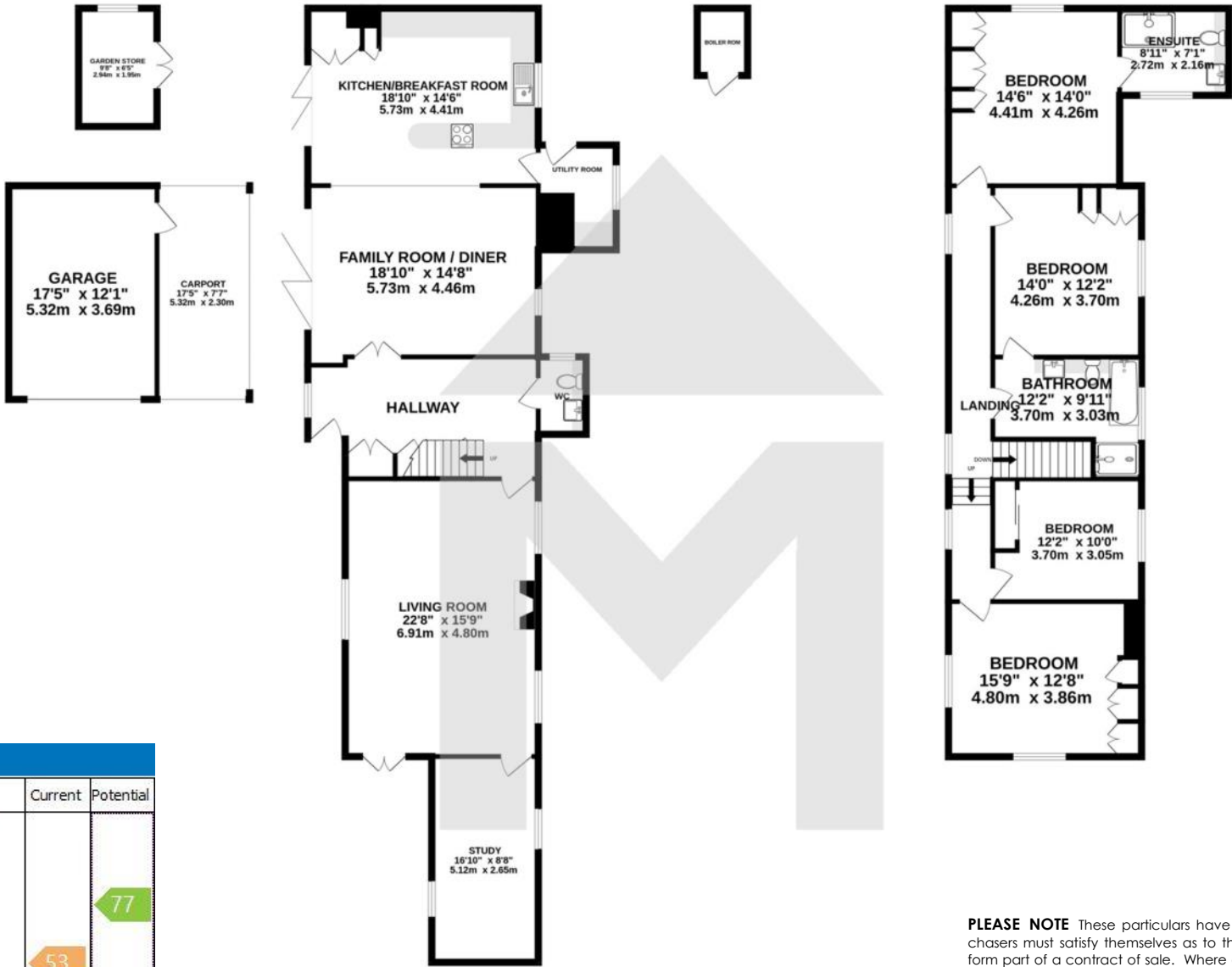
Council Tax Band: F



Floorplan

GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.

1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	77

TOTAL FLOOR AREA : 2263 sq.ft. (210.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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