



Ockley Lane

Hassocks, West Sussex, BN6 8NU

MARCHANTS

Ockley Lane

A charming and picturesque grade II listed cottage built in the 17th century and having a wealth of character features including oak beams and an Inglenook fireplace. This well detached property is set in the middle of a large, landscaped garden with a substantial natural pond. There is a garage and generous off-street parking.

OIRO £800,000

MARCHANTS

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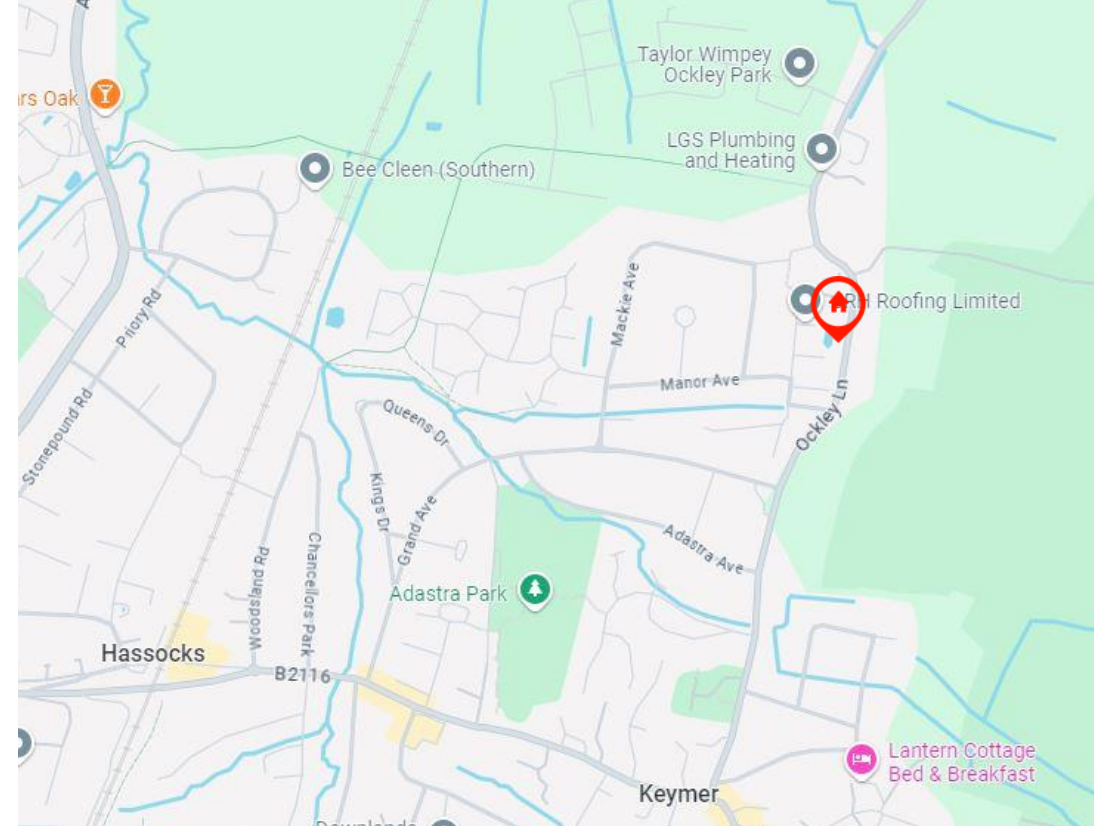
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Features

- Detached Grade II Listed Period Cottage
- 3/4 Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- 2 Bathrooms
- Beautiful Gardens with Pond
- Garage plus Own Driveway
- Edge of Village/Countryside Location



Nearby countryside with views of The South Downs.



Location

Nestled beneath the South Downs, the property occupies an edge of village location and a walk over open countryside is just minutes away. A bus route to the centre of Hassocks is close by and 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 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 (1.0 mile)
- Burgess Hill (1.9 miles)
- Brighton (9.4 miles)
- Gatwick Airport (24.9 miles)

Accommodation

Outside light, solid front door to a gabled entrance porch with stained glass side windows and a front door with leaded light panels.

RECEPTION HALL Carpeted flooring with a wood block edging, double radiator, exposed beamed ceiling, two wall lights, small leaded light window, leaded light glazed door to the inner hall and open archway to;

LIVING ROOM A characterful room with exposed beams, Inglenook fireplace with an old internal bread oven, oak bressummer and a quarry tiled floor. Two oriel leaded light bay windows, carpeted flooring with a wood block edging, double radiator, four wall lights, walk-in cupboard with oriel bay window, wood block floor and internal shelves. TV point, leaded light serving hatch to the kitchen and an internal leaded light window giving borrowed light to the kitchen.

LOUNGE/DINING ROOM A double aspect room overlooking the garden. Brick feature fireplace with a wood burner and brick hearth. Two double radiators, carpeted flooring with a wood block edging, four wall lights, TV point, two pairs of leaded light glazed doors to inner hall and a further pair to;

CONSERVATORY Double glazed and brick construction, quarry tiled floor, glazed double doors to garden.

INNER HALL Old wood panelled walls and exposed beams, vaulted ceiling, two double radiators, high-level cupboard housing electric meter and consumer board. Decorative plate rack, two staircases to first floor, one of which has a storage cupboard under.





SHOWER/CLOAKROOM Half wood panelled walls and white suite comprising a shower tray in a fully ceramic tiled recess with an overhead shower apparatus. Pedestal wash basin, close coupled W.C., radiator, terracotta tiled floor, window with Venetian blind.

KITCHEN A galley style room overlooking the rear garden which is accessed by a small barn door with leaded light panel. The solid wood custom-built furniture comprises four work surfaces, one of which has an inset one and a half bowl stainless steel sink. Range of base cupboards, drawers and shelves, part wood panelled and natural brick walls, part vaulted ceiling with exposed beams, quarry tiled floor, eyeball downlights. Appliances include a gas and electric range cooker (in need of repair or replacement) with a chimney style extractor over. 'Siemens' dishwasher, leaded light windows, roller blinds, low oak door to;

LOBBY Vaulted ceiling with exposed beams, quarry tiled floor, display shelves digital central heating programmer, door to rear garden and old door to;

UTILITY ROOM A double aspect room with a part vaulted ceiling and fitted with modern kitchen furniture comprising base cupboards, larder cupboard, small, glazed sink, 'Beko' fridge/freezer and 'Hoover' washing machine. Radiator, wall light, quarry tiled floor, wall mounted 'Worcester' gas fired boiler for central heating and domestic hot water.

FIRST FLOOR

SMALL LANDING With decorative plate rack, wood panelled walls.



Accommodation continued

BEDROOM ONE A double aspect room with a large leaded light bay window enjoying a view to the South Downs. Second oriel Bay window, double radiator, polished floorboards, two bed lights, hatch to loft.

EN SUITE BATHROOM Fitted with a white suite comprising a glass shower enclosure with ceramic tiled walls and 'Triton' electric shower. Pedestal wash basin, close coupled W.C., spa bath with telephone style mixer taps and hand shower attachment. Half wood panelled walls, two leaded light windows, ladder style towel warmer, mirror fronted medicine cabinet, radiator, polished floorboards, two roller blinds.

BEDROOM FOUR/STUDY Overlooking the rear garden, polished floorboards, radiator, sliding door from landing.

BEDROOM TWO A characterful room with a part vaulted ceiling with exposed beams, old fireplace with a brick hearth, storage cupboard, double radiator, three wall lights, door to;

BEDROOM THREE/DRESSING ROOM Part vaulted ceiling with exposed beams, double radiator, two wall lights, window with front aspect.





Garage & Driveway

DETACHED TIMBER GARAGE With a clay tiled roof providing overhead storage. Electric light and power. Oak double doors approached by own brick **DRIVEWAY** with parking space for several vehicles.

Additional Information

The property is **Grade II Listed** (registered 1983). List entry number: 1354852. **Further information:** <https://historicengland.org.uk/listing/the-list/list-entry/1354852>

Council Tax Band: F



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

Garden & Pond Area

The large and beautiful **GARDEN** lies on three sides of the property.

FRONT GARDEN To the front of the property, a paved pathway leads from a wrought iron gated entrance, through lawns with established specimen trees, hedging and herbaceous borders. A stunning wisteria adorns the property.

REAR GARDEN To the rear of the property there is a substantial and picturesque natural pond, expansive lawns, fruit trees, screening hedge, brick and crazy paved paths, herbaceous borders, mature palm trees, specimen trees, timber deck and a natural cottage style section. Water tap and outside power points.

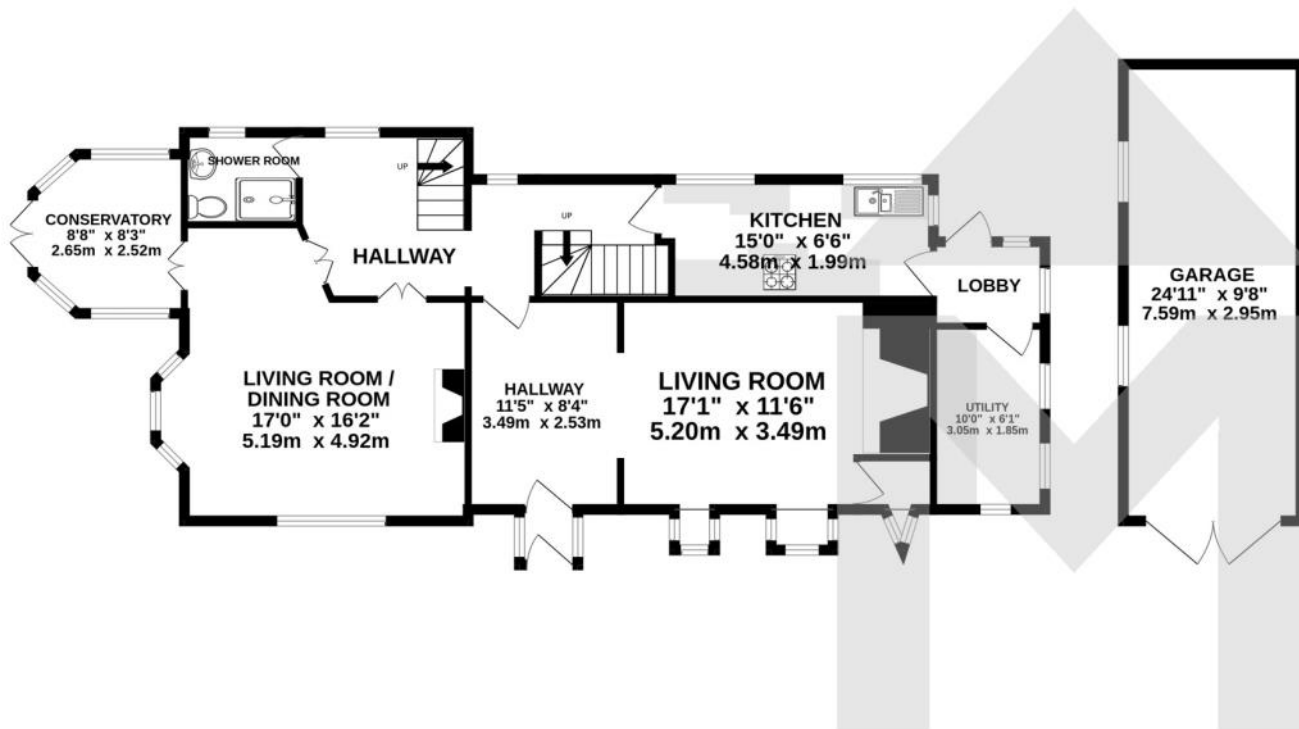
Timber **SHED**.





Floorplan

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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