



HAMMONDS PLACE



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WELCOME TO Hammonds Place

This enchanting Grade II listed Elizabethan residence that dates from the late 1400s and is believed to be the oldest home in Burgess Hill, offering an incoming buyer the rare opportunity to own their own slice of history.

The home has been the subject of meticulous & sympathetic renovation and restoration by the existing owner, who has deep knowledge & understanding of the property and its history.

The result is an impressive and capacious residence that extends to just over 5,000 sq ft and offers the perfect blend of retained character and modern high spec finishes sitting on an impressive 1.3 acre plot.





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A Home of History & Heritage

Hammonds Place was built in the 1400s as a hall house on a north-south axis. It was virtually rebuilt in about 1500 on a west-east axis, retaining some elements of the original hall, creating a larger timber-framed structure.

By 1566 the house was in the possession of the Michelbornes, an influential and well-to-do local family. The Michelbornes made some extensive home improvements to “Hamonds”. They added to the timber-framed structure three further additions in brick, to the east, south and west, to create a fashionable Elizabethan quadrangle. The house became a manor house befitting an estate of over 200 acres.

During the house’s Elizabethan heyday, its owner Edward Michelborne was knighted by Queen Elizabeth I (and it believed she stayed here) and was one of the founders of the East India Company.

The Michelborne family was associated with Hammonds Place until the 18th century and by the 1780s the house was considered to be one of the finest in the county and was drawn by the notable artist and engraver Samuel Hieronymus Grimm.

By the 1820s the new owner, Robert Podmore, decided to build a new manor house on the estate called Clayton Priory, just south of Hammonds Place. It is thought that bricks and other materials were taken from Hammonds to help with the new construction and subsequently the old manor house fell into disrepair. It was occupied by tenant farmers during the latter half of the 19th century, but it wasn’t until the 1890s that a new tenant restored and repaired the house adding a contemporary extension to the 16th century timber-frame and brickwork.

This tenant was Thomas Arrowsmith Meautys, a local JP, who is remembered locally for the fact that he lost all three of his sons in World War I. The house bears a small memorial to them on the wall of the 16th century porch of the house.

By 1933 the Dutch Ambassador, Jonkeer Marinus Van Der Goes had taken a lease on the house, following extensive improvements in 1930. He lived at the house for about 5 years. In 1930 this part-medieval, part-Elizabethan, part-Victorian house was augmented with an Art Deco single-storey extension. The house is an unusual combination of eras but one that it seems to have grown into with ease.





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Character & Charm

Through the formal entrance you are welcomed by an imposing, heavily studded door that leads through to the impressive reception hall with original library and games room which is the perfect spot to sit and read, in front of a roaring open fire.

Just off the hall is the fabulous drawing room, which extends to an impressive 27ft with gorgeous stained glass bay window overlooking the rose garden. This beautiful room is flooded with natural light and has an open fire that is perfect on a chilly winter's evening.

You also have a separate study, great for those who work from home.

There is a wealth of retained character in this section of the house with gorgeous exposed timbers, impressive original doors and lead light windows.

Let's Eat

The 28ft kitchen is a superb space for entertaining with large central island and plenty of prep & storage space.

A stable door connects this room with the garden and there is a range of appliances including gas aga oven, integrated fridge/freezer, dishwasher, bread oven, ceramic induction hob and two butler sinks.

The utility has a boot sink and houses the washing machine.

The exposed brickwork, quarry tiled floor and exposed beams all tie together seamlessly to create a characterful, rustic feel.

The formal dining room is tailor made for Christmas dinner with all the family. The large bay window floods the room with natural light and the open fire provides a natural focal point.





Blissful Bedrooms

The stunning turned staircase is a central feature of the home and provides a real sense of grandeur.



The “East Wing” is almost self-contained with an impressive master bedroom – a generous double room with a dual aspect, feature fireplace and double doors that open on to a large balcony allowing you to overlook the gardens & grounds.



A gorgeous period style bathroom sits adjacent and there is both a walk in wardrobe and shoe cupboard. The landing is such a good size it could be used as a living space and there is another double bedroom. This part of the house could be ideal for an au-pair and the prep work has been undertaken for a first floor kitchen area, if desired.

There are two further excellent double bedrooms and they are served by the enormous, contemporary “Jack & Jill” family bathroom with oversized jacuzzi bath and walk in shower.

On the second floor, the impressive bedroom space continues with two further large rooms.

The fifth bedroom is effectively split in to a bedroom, dressing room and ensuite – great for a teenager and the sixth bedroom extends to a gigantic 25ft with a further 16ft of open plan ensuite area – a truly impressive space.

With up to seven bedrooms and four bath/shower rooms, there is no shortage of quality sleeping quarters on offer and it is believed that Queen Elizabeth I stayed in one of these rooms in the 1500s.



Gardens, Grounds & Garaging

Hammonds Place sits on an enviable 1.3 acre plot with the main gardens facing due south meaning you are bathed in sunshine throughout the day. There is a paved terrace that is the perfect spot for some al-fresco dining or a morning coffee and the large expanses of level lawn are ideal for children to play.

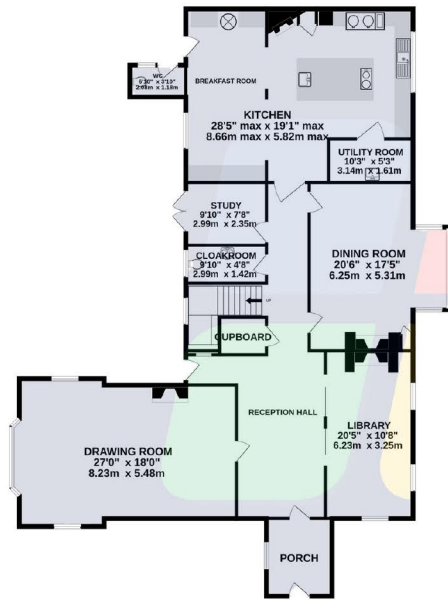
The formal rose garden is a stunning feature, so much so that it forms part of the Grade II listing of the house.

To the front is a gated driveway that provides ample parking and leads to the recently build double garage with a quite superb attached annexe that would be ideal for a live-in relative, teenager or au-pair or nanny. If desired, it could also work as a self contained Air BnB to generate additional income.

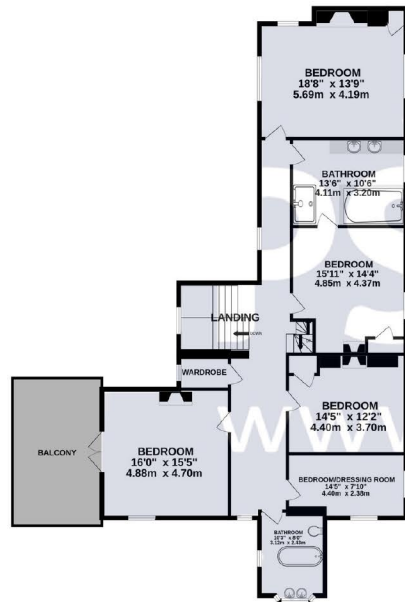
There is a further single garage and a brick built outbuilding that provides very handy storage for all the garden odds & ends, whilst also offering conversion potential STPP.

Handily, there is a second gated driveway to the rear provides additional parking for a motorhome for example.

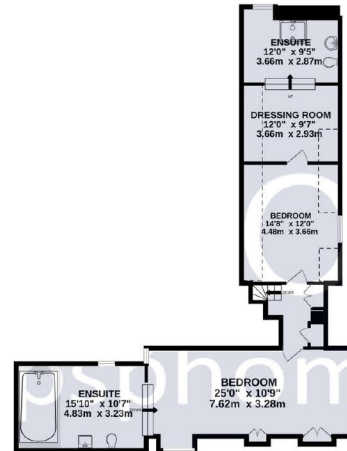




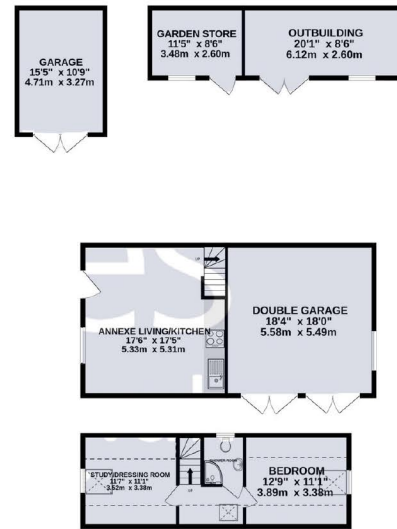
GROUND FLOOR
2177 sq. ft. (202.3 sq.m.) approx.



1ST FLOOR
1561 sq. ft. (145.0 sq.m.) approx.



2ND FLOOR
896 sq. ft. (83.3 sq.m.) approx.



GARAGE & ANNEXE
1011 sq. ft. (93.9 sq.m.) approx.

OUTSIDE (NOT EXACT
POSITION OR ORIENTATION)
434 sq. ft. (40.3 sq.m.) approx.



GROSS INTERNAL AREA OF HOUSE = 5,027 SQ FT / 467.02 SQM

TOTAL FLOOR AREA : 6473sq.ft. (601.4 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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The Specifics

Tenure: Freehold

Title Number: WSX306632

Local Authority: Mid Sussex District Council

Listed: Grade II (Listing Entry: 1025858)

Conservation Area: No

Council Tax Band: H

Plot Size: 1.31 Acres

Broadband Speed: Ultrafast (Up to 1000 mbps download)

what3words: ///dolls.rescuer.pasta

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

UPON REQUEST



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