



Moorcroft | Henfield Road | Albourne | West Sussex | BN6 9DE

H.J. BURT
Chartered Surveyors : Estate Agents



Moorcroft | Henfield Road | Albourne | West Sussex | BN6 9DE

Offers in the Region of: £1,750,000 |



- An impressive & spacious modern country house (c. 3,500sqft) set within 8 acres of pastureland & grounds with stunning views to the South Downs. Freehold. Council Tax 'G'. EPC 'D'.
- Well presented & well-proportioned family accommodation including 4 reception rooms, farmhouse kitchen, 4 bedrooms & 3 bathrooms. Annexe & enlargement potential, subject to consents.
- Very attractive gardens & grounds including large drive, double garage with studio over. Good range of outbuildings with further potential.
- Adjoining pastureland extending overall to c. 8 acres (3.24 Ha).
- Occupying a very attractive semi-rural location within 2.75 miles of Hickstead; 3.75 miles Hassocks station; 9 miles Haywards Heath, 11.25 miles Brighton & 18.75 miles Gatwick.

Description

Moorcroft is an impressive and very good size modern country house built in 1995 by the current owners to exacting standards and occupying a prime semi-rural position with direct South facing views to the South Downs as well as over adjoining countryside including the property's well-maintained garden, grounds and pastureland extending overall to c. 8 acres (3.24 Ha).

The handsome house is built in a classic Sussex style with Keymer handmade clay tiled roof and part tile hanging as well as part brick elevations with decorative herringbone brickwork and decorative timber facing timbers and double glazed windows throughout. The bright and airy feel to the house with **part galleried hall and landing** equally offers flexibility for an incoming purchaser to further personalise to their own requirements along with **very good extension opportunities including to the attic**, subject to all consents. The house offers **excellent ground floor reception space** but equally with the scope for amalgamation of rooms to suit an individual purchaser's own requirements and then with **four double bedrooms plus three bathrooms**, two of which are ensuite, to the first floor. There is also considered to be **scope to the East side of the house for segregation of part into an annexe** if so required and with additional potential accommodation over the garage at the side of the **large sweeping entrance drive with its generous parking and turning space for a number of vehicles**.



Key features of the accommodation include hardwood joinery including handmade oak staircase to the galleried landing with floor to ceiling picture window framing the view to the North and with **the main rooms being South facing with far reaching views to the South Downs including Wolstonbury Hill, Devil's Dyke and Chanctonbury Ring**. There is an **excellent farmhouse kitchen/breakfast room with Aga** and LPG hob and separate utility room and with French doors to the garden from the South facing reception rooms.

Built to the current owners' design on the site of a former Victorian mansion house, the house is beautifully situated in its land and has a **very good range of outbuildings (c. 3,240 sqft) offering scope for alternative uses whether as equestrian or other uses ancillary to the main house**, subject to any necessary consents. Beyond the **pretty garden areas** with their **specimen tree planting and orchard** there is the **productive meadow** to the West side and backing onto the farm buildings. Public footpaths area directly accessible on the edge of the property to **miles of country walks**.

Location

The property is located off a private lane leading South from the Henfield Road to the West of Albourne village which includes a primary school. More extensive facilities are located within 2.5 miles at Hurstpierpoint to the East or Henfield village to the West, c. 4 miles. The cosmopolitan coastal city of Brighton with its comprehensive range of shops, trades, business and recreational facilities is within 11.25 miles, whilst Haywards Heath with its key mainline commuter railway station with fast and frequent services to London and the South coast is c. 9 miles. Gatwick Airport is approximately 18.75 miles.





Handwritten note on the wall above the kitchen counter.

STEEFORD
On 17.07.65
50 YEARS OF MARRIAGE
One 18.50 Day, together
6 Different Addresses
11 Good Days, many "Thank You"
Cards, 1 Dinner, 1 Party
6 Children, 6 Grand Children
The "Jury" Is
Yet To Come





The old market town of Horsham - with similar facilities to Haywards Heath as well as mainline railway station - is c. 14.25 miles. The closest mainline train station is at Hassocks within 3.75 miles.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton & Plumpton. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Hascombe at Woods Mill, Hickstead & Pyecombe. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham & Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 2.5 miles. There is a good range of state and independent schools in the area.

Information

Property Ref: HJB03128. **Photos & particulars:** Photos from summer 2024 & particulars prepared May 2025 (ref RBA). **Freehold title:** part of WSX279764.

Services: Mains services of water and electricity. Oil-fired central heating. Private drainage.

Local Authority: Mid-Sussex District Council. **Council Tax Band:** 'G'

Note: a public footpath runs along part of the boundary of the property.

Directions

what3words:///gems.brisk.smiling

From the B2118 at Albourne Village head West on the B2116 Henfield Road and after travelling c. 0.5 mile, the private turning to Moorcroft as well as other residential properties will be found on the left/South side. Continue to the end of the lane and Moorcroft is the last property to be found on the right-hand side.

Viewing strictly by appointment with Joint sole selling agents Savills or

H.J. BURT The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



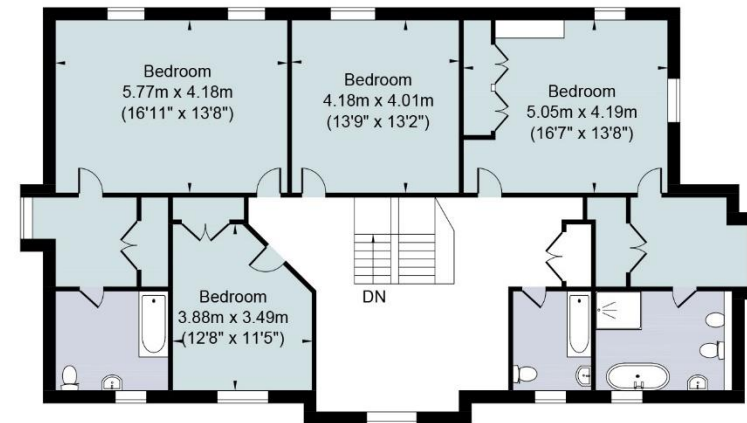


Gross Internal Area (Approx.) 3530.56 sq ft / 328 sq m

Total (Approx.) 3530.56 sq ft / 328 sq m



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 328 sq m / 3530.56 sq ft

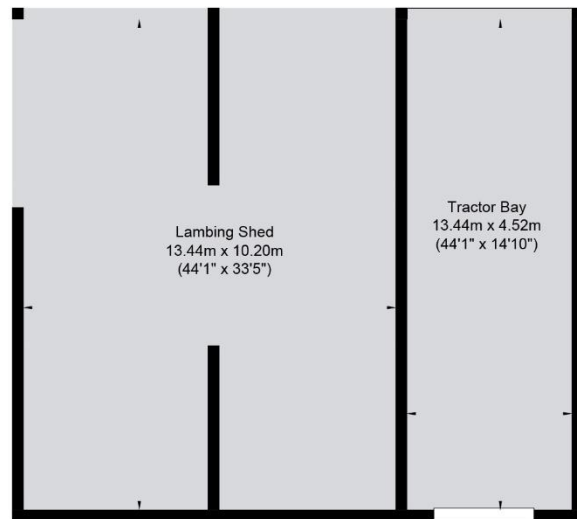
Illustration for identification purposes only, measurements are approximate, not to scale.

Garage (Approx.) 645.83 sq ft / 60 sq m

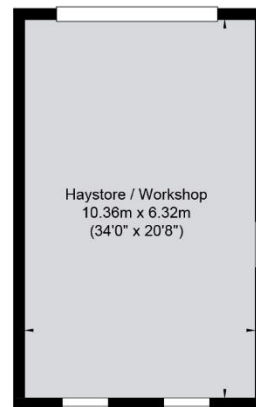
Outbuildings (Approx.) 3239.93 sq ft / 301 sq m

Total (Approx.) 3885.77 sq ft / 361 sq m

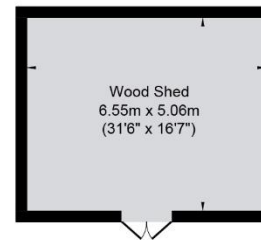
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



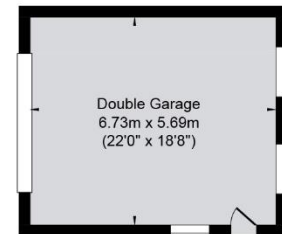
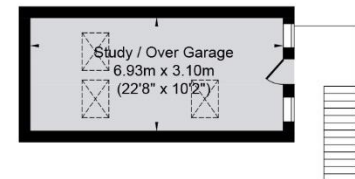
OUTBUILDING



OUTBUILDING



OUTBUILDING



GARAGE

Approximate Gross Internal Area = 361 sq m / 3885.77 sq ft

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



H.J. BURT
Chartered Surveyors : Estate Agents

 **rightmove**
find your happy 

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services