



Oaklands, London Road, Sayers Common, BN6 9HY

£2,495,000

A spacious five double bedroom, detached, executive family home standing in a plot of approaching 1.5 acres tucked away along a long private driveway serving just two properties. Exceptionally built to an exacting high specification on the edge of this rural downland village. The property enjoys an outdoor heated swimming pool and entertainment area, a double garage and adjoining storage barn.



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Oaklands

Sayers Common

Pillared Porch: windows and front door to:

Spacious Hall: stairs to first floor , built in cupboard, understairs cupboards and drawers.

Cloakroom/WC: white suite, windows to front, sensor lights.

Double Aspect Sitting Room: windows to front and side.

Double Aspect Bay Fronted Reception Room: bay window to front, window to side, hard wired ceiling speakers.

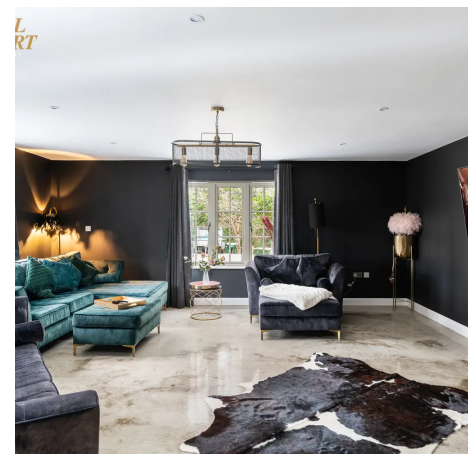
Kitchen/Breakfast Room: stainless worktops and returns, two stainless steel sink units, 3 x 'Smeg' ovens. 'Smeg' coffee machine, integrated dishwasher, range cooker, full height 'Smeg' wine fridge, space for plumbing American style fridge freezer. Windows to side. Oak breakfast bar, hard wired ceiling speakers, vacuum sealer, wine sommelier drawer.

Dining Room: hard wired ceiling speakers, walk in larder, bi-folds to side garden.

Utility Room: White high gloss, integrated washing machine, integrated tumble dryer, stainless steel sink unit, door to side garden, boiler cupboard/plant room.

Shower Room/WC: white suite, low level WC, pedestal wash basin, twin headed shower, fully tiled.

Lower Level Family/Entertainment Space: two banks of bi folds, high level window with outlook to rear garden.



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First Floor: Landing: carpet, linen cupboard, loft hatch.

Master Bedroom: carpeted with vaulted ceiling, barn end windows and double doors to balcony.

Dressing Room: shelving and hanging rails.

En-suite Shower Room: white low level WC, white hand basin, oversized shower, twin headed shower, vaulted.

Balcony: stainless steel and glass balustrade.

Bedroom 2: window to front, wardrobe cupboards, carpets.

En-suite Shower Room: white suite, pedestal hand basin, low level WC, oversized twin headed shower, shelved cupboards, windows to front.

Bedroom 3: window to rear, built in cupboards, carpets.

En-suite Shower Room: white suite, pedestal hand basin, low level WC, oversized twin headed shower, shelved cupboards, windows to front.

Bedroom 4: windows to front

Bedroom 5: Built in wardrobes, windows to side.

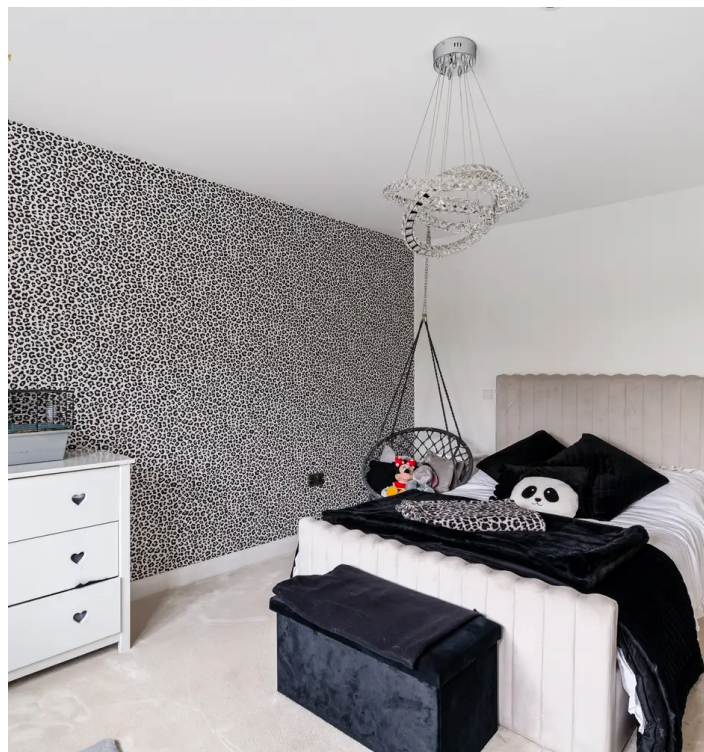
Family Bath/Shower Room: white suite, roll top freestanding bath. White hand basin, low level WC, oversized twin headed shower.

Swimming Pool & Outdoor Entertainment Area: 11m x 5.5m

Gated Driveway: parking for numerous cars.

Double Garage: electric roller door, light and power, adjoining barn.

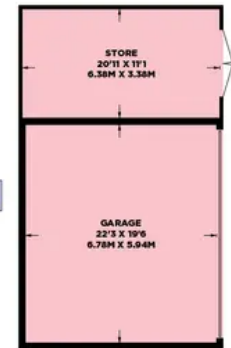
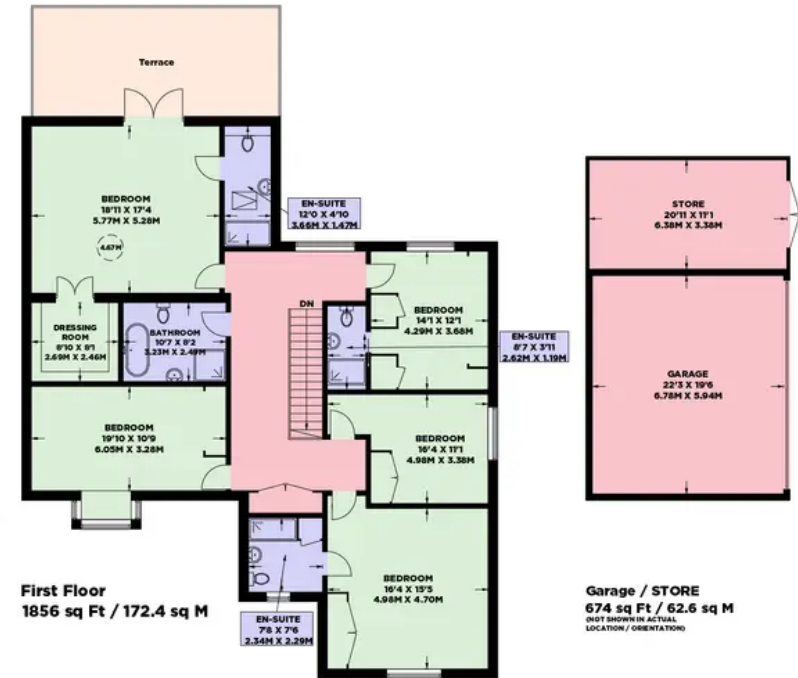
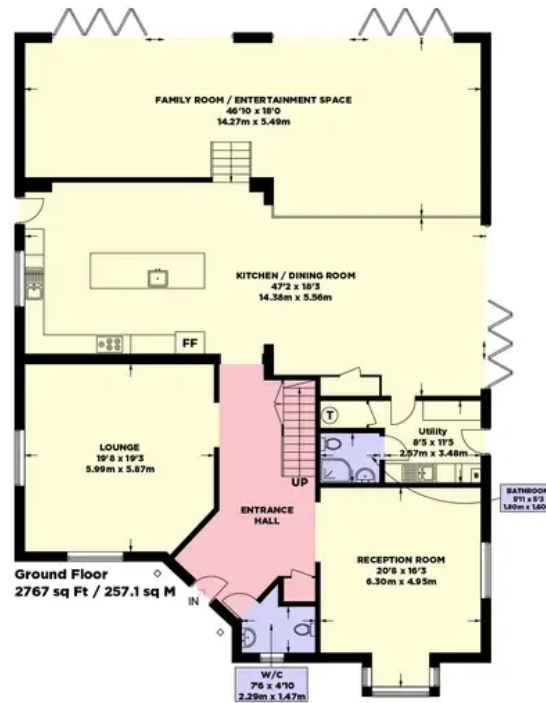
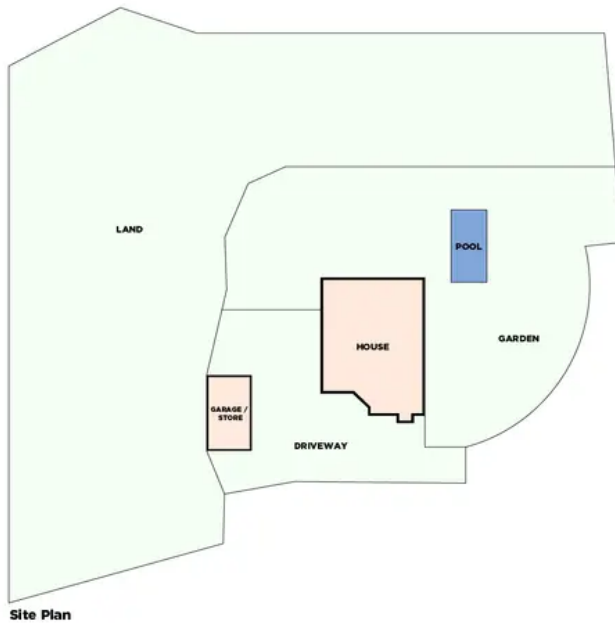
Council Tax: H, Energy Performance Rating: B



OAKLANDS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS & OUTBUILDING)
4605 sq ft / 427.8 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS & OUTBUILDING)
5296 sq ft / 492.0 sq m



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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MANSSELL McTAGGART

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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.