



Broadhill Farmhouse

OCKLEY LANE | KEYMER | WEST SUSSEX | BN6 8PA

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Situation

A characterful detached farmhouse with Georgian origins filled with elegant and period charm, offering an exciting potential to modernise and extend, sitting in large grounds

Lying at the foot of the South Downs, Keymer is a quaint village playing host to a parade of local shops and a public house and church. The private lane on which Broadhill Farmhouse is situated provides direct access onto a wide all-weather Bridleway/footpath that leads to Oldlands Mill. From here the public footpaths take you either to Ditchling village, or into Hassocks village via a single track lane/footpath which leads onto the southern section of Ockley Lane. The larger town of Burgess hill, with its mainline train station is a short drive away and provides regular rail services to London. There are an array of local state and private schools for all ages.

Set in a secluded yet well connected location, this detached six bedroom property beautifully showcases the timeless appeal of period homes. Rich in Georgian origins, the property presents a rare opportunity to create a home that blends classic character with contemporary living. The ground floor offers generous living space, comprising three well proportioned reception rooms. At the heart of the home is the expansive drawing room complete with exposed beams and a striking focal fireplace, an ideal setting for entertaining guests. Flowing seamlessly from the sitting room is a thoughtfully updated kitchen including ample built in storage and a centrally positioned island unit. The additional reception rooms lend themselves well to a variety of uses, whether as a cosy winter snug or a dedicated home office for those working remotely. A convenient downstairs shower room adds to the overall practicality of the layout. Upstairs, four spacious double bedrooms are arranged off the landing. The two front facing rooms benefit from large sash windows allowing natural light to pour in. The family bathroom is traditionally styled and equipped with a panelled bath, bidet, and w.c. suite ideal for busy households. The remaining two double bedrooms are situated to the rear of the property within the annexe, accessed via a conjoining hallway from the kitchen of the main house. Thoughtfully designed to be fully self-contained, this versatile space includes its own kitchen, bathroom and a comfortable living area offering complete independence from the main residence. Whether utilised for multi-generational living, accommodation for an au pair or as a welcoming space for visiting guests, the annexe provides exceptional flexibility to suit a variety of lifestyle needs. The external grounds are truly captivating with mature trees, established shrubs and hidden corners giving the garden a distinct and enchanting atmosphere. Whether accessed via one of two rear doors or the wrought iron side gate, the expansive wrap around lawn and paved patio areas offer an idyllic setting for alfresco dining or a quiet retreat. Further enhancing the property are several useful outbuildings including greenhouses, sheds and a detached double garage. A spacious driveway provides off street parking for multiple vehicles.



Kitchen

- » Shaker style wall and base units
- » Stone work surfaces
- » Inset sink
- » Inset 'Logik' 4 ring electric hob with extractor fan over
- » Integrated 'Indesit' electric oven
- » Space for fridge freezer
- » Island unit with stone work surface and a range of cupboards under



Bathrooms

First Floor Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Bidet
- » Pedestal wash hand basin



Ground Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Tiled walls

Annex Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



Annex

Kitchen

- » Shaker wall and base units
- » Stainless steel sink
- » Inset 'Neff' 4 ring electric hob with extractor over
- » Integrated 'Hotpoint' electric oven
- » Inset 'Butler' microwave
- » Fitted fridge freezer
- » Space for washing machine



Specification

- » Floor standing oil fired boiler
- » Detached double garage
- » Private tarmacadam driveway
- » Wrap around gardens of approximately 0.65 of an acre



External

The property is approached over a tarmacadam driveway providing parking for several cars and access to the detached double garage and attached stores. Side access to the rear garden which adjoins the property on three sides is via wrought iron gates on either side of the property. The gardens are predominantly laid to lawn with a range of scattered mature trees and established shrubs. A paved path runs the perimeter of the property.



Broadhill Farmhouse, Ockley Lane, Keymer, BN6 8PA

Approximate Gross Internal Area = 294.5 sq m / 3170 sq ft

Outbuildings = 68.5 sq m / 737 sq ft

Total = 363.0 sq m / 3907 sq ft

(Including Garage)



Transport Links from Broadhill Farmhouse

Burgess Hill Train Station	approx. 1.3 mile
Hassocks Train Station	approx. 1.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21.7 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.



Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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