



Chestnut Barn

LANGTON LANE | HURSTPIERPOINT | BN6 9EZ

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Situation

An impressive contemporary country home with exceptional specification, generous grounds of approximately 2 acres and stunning far reaching rural views towards the South Downs

Chestnut Barn is an impressive contemporary country home extending to over 4,500 sq ft, combining striking architectural design with a high quality specification and generous accommodation suited to modern family living. Set within grounds of approximately two acres, the property enjoys far reaching views towards the South Downs, with extensive glazing drawing natural light into the interiors and creating a strong connection between the house, gardens and surrounding countryside. The specification includes an air source heat pump, mechanical ventilation with heat recovery, triple glazed windows and doors and extensive CAT 6 cabling. A generous entrance hall, centred around an impressive cantilever staircase leads to the principal reception rooms. The well-proportioned double aspect drawing room features a wood burning stove and glazed doors opening onto the rear terrace and garden. A separate games room provides additional reception space, while the fitted study offers a dedicated environment for home working. At the heart of the house, the kitchen and dining room enjoy glazed doors opening onto the south facing terrace. The bespoke kitchen incorporates a central dining island and a range of high quality appliances creating an attractive and practical space for everyday family life and entertaining. The first floor provides six bedrooms arranged around a spacious landing and served by four bathrooms. The principal bedroom suite benefits from a well fitted dressing room, en-suite shower room and Juliet balcony, capitalising on the far reaching view towards the South Downs. The remaining bedrooms offer flexibility for family accommodation and guests. The grounds extend to approximately two acres with a generous rear terrace providing an ideal setting for outdoor dining and entertaining while enjoying views across neighbouring farmland towards the South Downs. Manicured lawns and well stocked ornamental borders surround the house giving way to a natural wildflower meadow extending to the east, creating an appealing balance of formal gardens and open countryside. A substantial detached garage lies to one side of the property approached via the driveway which provides parking for numerous vehicles.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » 'Neff' induction hob with extractor fan over
- » 2 x fitted 'Neff' electric ovens
- » Integrated 'AEG' full height fridge
- » Integrated 'AEG' full height freezer
- » Integrated 'Neff' dishwasher
- » Centre island unit with granite worksurfaces, breakfast bar and range of cupboards under



Bathrooms

Family Bathroom

- » Family Bathroom
- » Free standing bath with freestanding taps and hand shower attachment
- » Large fully tiled walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Bidet
- » Free standing wash hand basin with cupboards under
- » Heated ladder style towel radiator



Principal En-Suite Shower Room

- » Large fully tiled walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Bidet
- » Vanity bar with twin free standing wash hand basins and a selection of drawers under
- » Heated ladder style towel radiator

Bedroom Two En-Suite Shower Room

- » Large fully tiled walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Large wash hand basin with cupboards under
- » Heated ladder style towel radiator

Jack & Jill Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with concealed cistern
- » Heated ladder style towel radiator



Specification

- » Air source heat pump
- » Mechanical ventilation heat recovery system
- » Extensive CAT 6 cabling within the property
- » Underfloor heating to both ground and first floor
- » Water softener supplying softened water to the whole of the property
- » Bespoke kitchen with granite worksurfaces and luxury integrated appliances
- » Principal bedroom suite with walk in dressing room, en-suite shower room and glass fronted 'Juliet balcony' showcasing stunning views over neighbouring farmland
- » Sizable detached double garage
- » Landscaped gardens and grounds of approximately 2 acres
- » Electric car charging point



External

The property is approached via a sweeping driveway providing ample parking for numerous vehicles and access to a substantial detached double garage. A paved pathway leads to the front entrance and continues around the side of the house to the rear, where a generous paved terrace extends across the full width of the property creating an excellent setting for outdoor dining and entertaining. Well stocked plant borders provide an attractive transition between the terrace and the manicured lawns, beyond which the gardens give way to a natural wild meadow. The grounds extend to approximately two acres with mature trees and established hedgerows defining the boundaries and complementing the property's rural setting.





Transport Links: Chestnut Barn

Hassocks Train Station	approx. 2.5 mile
Haywards Heath Train Station	approx. 6 miles
London Victoria By Train	approx. 55 mins
A23 Slip Road	approx. 1 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 22 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.

Langton Lane, Hurstpierpoint, BN6 9EZ

Approximate Gross Internal Area = 390.7 sq m / 4205 sq ft (Excluding Void)

Garage = 35.7 sq m / 384 sq ft

Total = 426.4 sq m / 4589 sq ft

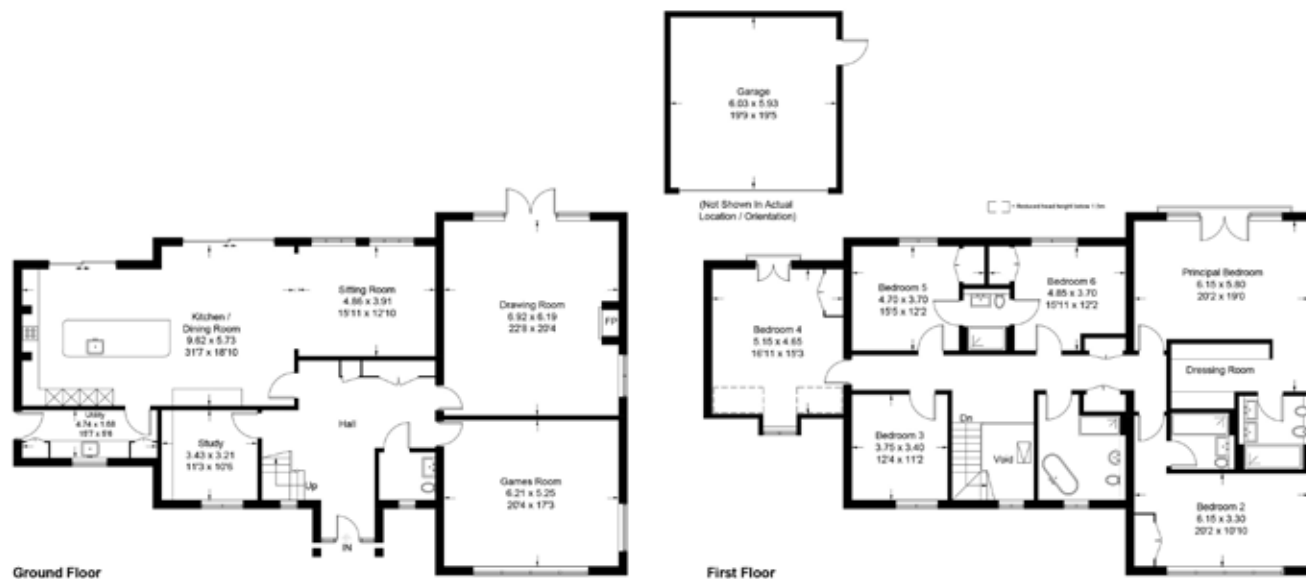


Illustration for identification purposes only, measurements are approximate, not to scale.
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