



**Ockley Lane**

**Burgess Hill, West Sussex, RH15 0BP**

**MARCHANTS**

# Ockley Lane

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This delightful, detached cottage sits in around 3.5 acres of idyllic countryside, where sweeping parkland gardens blend into a tranquil bluebell wood. Bathed in sunlight thanks to its south-facing rooms, the home feels bright, peaceful, and provides fantastic scope to reconfigure and modernise within this idyllic setting.

**OIEO £1,000,000**

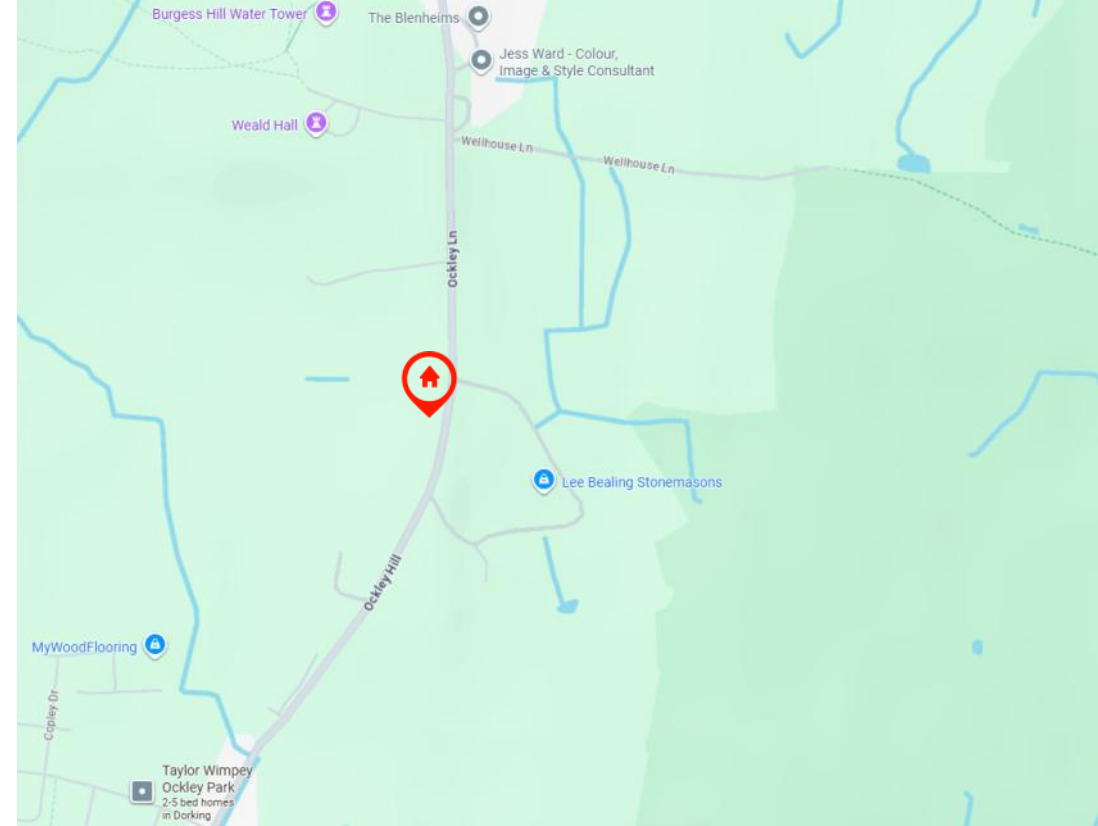
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## Features

- Detached Cottage
- Approximately 3.5 Acres
- Three Bedrooms
- Two Bathrooms
- Open Plan Living/Dining Area
- Double Garage with Own Drive
- Semi-rural but Convenient Location
- No Onward Chain



Aerial View of Wood Cottage

## Location

The property is in an elevated position between Keymer and Burgess Hill with two mainline railway stations easily reached within eight minutes' drive. The area is well served by shops, pubs, restaurants, schools for all ages including Burgess Hill school for girls and Hurstpierpoint College as well as lovely country walks.

Burgess Hill provides both excellent shopping with a Waitrose, Tesco's and Lidl supermarkets as well as a pedestrian mall, restaurants, pubs and takeaways.

- Hassocks (1.5 miles)
- Burgess Hill Station (1.1 miles)
- Brighton (10.6 miles)
- Gatwick Airport (21.1 miles)

## Accommodation

Inside, you'll find three comfortable bedrooms, two bathrooms, and generous living spaces including an 'L' shaped living/dining room, kitchen and utility room.

With scope to extend or reimagine the layout (subject to consent), plus modern comforts such as double glazing, solar panels, and oil fired heating, this is a rare opportunity to shape a rural retreat to your own vision.

Canopied **PORCH** with tiled floor, lantern electric light and solid wood front door with glazed viewing panel.

**HALLWAY** A spacious area having a wood block floor, two radiators, cupboard under stairs, central heating thermostat, stairs rising first floor.

**LIVING/DINING ROOM** A bright double aspect room enjoying a fantastic view across the formal gardens to the woods beyond. York stone feature fireplace, three radiators, five wall lights, PVCu double glazing, wood block floor, TV point, door to walk-in storage cupboard with shelves. Glazed door to;

**KITCHEN** Fitted with a range of 'Hygena' lime green kitchen furniture comprising two work surfaces, one and a half bowl stainless steel sink, range of cupboards and drawers, wall mounted cupboards. Appliances include 'Creda' double electric oven, 'Stoves' ceramic hob with extractor over and 'Russell Hobbs' fridge/freezer. Radiator, ceramic tiled splashback, glazed door to hallway and to;

**UTILITY ROOM** Comprising a stainless sink unit with cupboard under adjoining worktop with a 'Zanussi' washing machine under, cupboard housing electric meter and consumer unit. Tiled splashback, wall mounted 'Boulter Camray' oil fired boiler for central heating and domestic hot water. Walk-in shelved larder, half glazed door to driveway.





**PRINCIPLE BEDROOM** A triple aspect room with a PVCu double glazed door to the rear garden. Range of fitted wardrobes, radiator, wood block floor.

**SHOWER ROOM** Fitted with a generous walk-in shower enclosure having a thermostatic shower. Vanity wash basin, close coupled toilet, ladder style towel warmer, electric shaver point and 'Dimplex' wall heater.

**FIRST FLOOR LANDING** Built-in airing cupboard housing an insulated hot water cylinder fitted immersion heater and slatted shelving. Wall light, hatch to loft.



**BEDROOM TWO** A triple aspect and enjoying a fine view over the garden and woods beyond. Range of built-in wardrobes, three radiators, two wall lights, access hatch to eaves (N.B. This room could easily be split into two bedrooms).

**BEDROOM THREE** A double bedroom enjoying a fine view. Radiator, access to eaves.

**FAMILY BATHROOM** Fitted with a coloured suite comprising bath with mixer taps/shower attachment. Vanity wash basin inset in a tiled plinth, close coupled toilet, radiator, mirror with strip light/shaver point over.



## Garden & Woodland

The delightful grounds are a real feature of the property measuring approximately 3.5 acres and comprise a large gently sloping **FORMAL GARDEN** with a paved patio and edged by mature shrubs which creates a parklike setting.

Beyond this area there is a substantial **BLUEBELL WOOD** through which there are meandering paths and leafy glades. The entire garden is extremely private and having a second access gate to Ockley Lane plus a front garden with fruit cages and specimen planting.

## Outbuildings

**DOUBLE WIDTH GARAGE** With power and light, remote controlled up and over door, with sentry light over, side door and is approached by an own drive with parking space for several vehicles and being enclosed by a five-bar gate. Fitted water tap.

**BLOCK BUILT WORKSHOP** With power and light and adjoining wood store.

**GREENHOUSE** and **TIMBER SHED**

## Additional Information

**Council Tax Band:** F

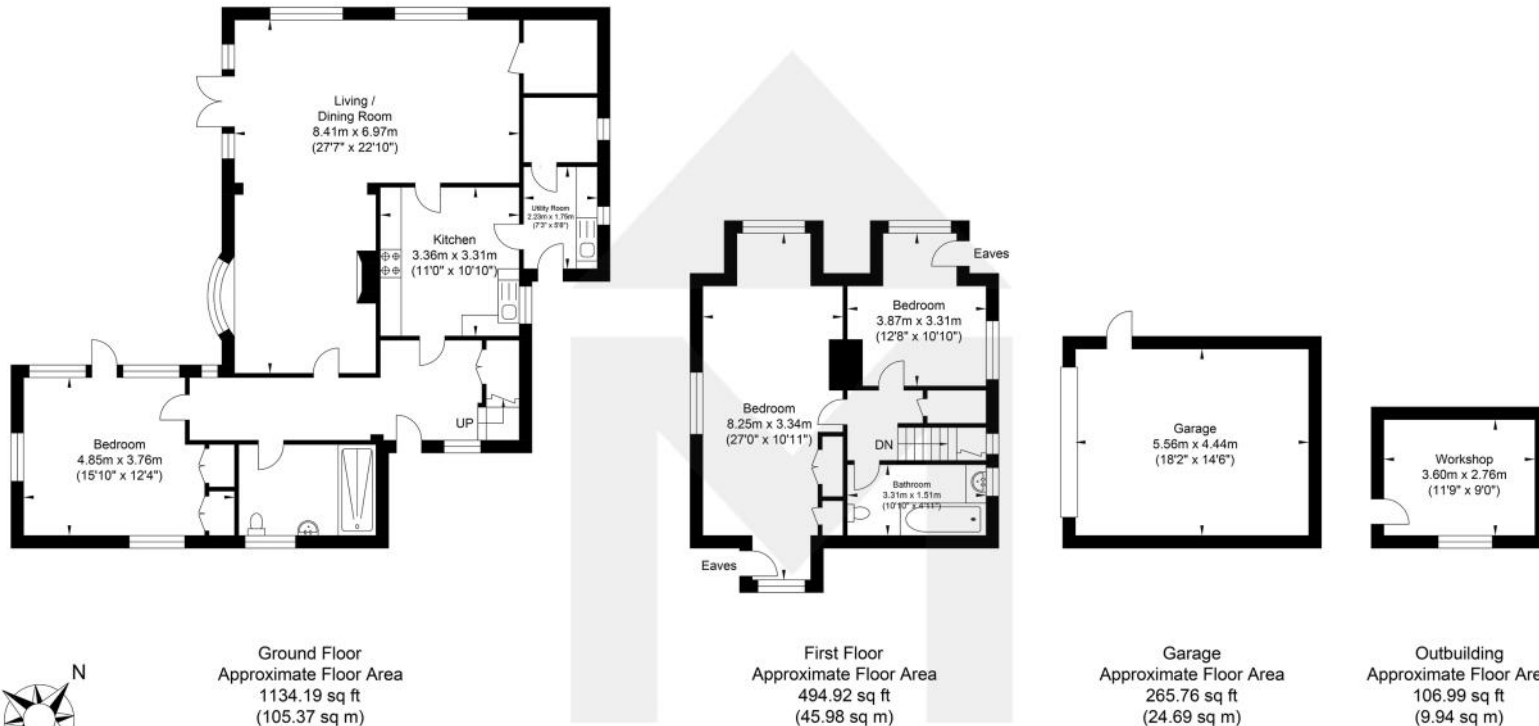
**N.B.** Main heating is supplied by an oil tank. There is private drainage from a septic tank.





# Floorplan

## Ockley Lane



Approximate Gross Internal Area ( Excluding Garage / Outbuilding) = 1629.11 sqft / 151.35 sq M  
Illustration for identification purposes only, measurements are approximate, not to scale.

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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