



# Oak Cottage Chalkers Lane

Hassocks, BN6 9LP

**Asking price £1,200,000**

Clean lines and thoughtful design features are evident on each of the three floors of this impressive property which enjoys all the modern conveniences one would expect of a home of this superb specification. All rooms are of generous proportions, and the ground floor provides a stunning open plan living space incorporating bifold doors opening out to the landscaped rear garden and sleek kitchen with integrated appliances and Corian breakfast bar, as well as a separate office/reception room.

Bedrooms one to four are located on the first floor with one enjoying a luxury en-suite, plus a family bathroom finished to the same high standard serves the remaining three bedrooms.

The second floor offers an enviable space to unwind, being entirely dedicated to a spectacular principle suite, which boasts a sizeable main bedroom area and is completed with walk in dressing room and premium en-suite facilities.

Each bathroom is fitted with Luxury Lusso stone bathroom fixtures, eco-friendly resin flooring and easy care ultra-modern micro-cement walls.

Attention to detail and quality is also apparent to the exterior of this property. Featuring a turfed rear garden and adjoining hybrid resin decking and fencing with barbecue area and Gabion stone fire pit seating areas. The property also offers off street parking and slatted timber garage with electric roller doors and wall garden.

Ideally situated in the popular village of Hurstpierpoint which has a broad range of shops and an eclectic and vibrant mix of restaurants, public houses, health centre, the St Lawrence Church of England primary school (Ofsted rated outstanding) and village church. Mainline rail services are immediately to hand in nearby Hassocks and also found at Burgess Hill or Haywards Heath. There are many highly regarded schools in the area, both state and private, including Hurstpierpoint College, Burgess Hill School for Girls, Brighton College, Roedean and Ardingly. The M25 orbital motorway can be accessed via the A23, linking to other motorway networks, Gatwick and Heathrow airports and the coast and there is stunning surrounding countryside to enjoy.

- Detached
- 5 Bedrooms
- Garage
- Great Garden
- Open Plan with Under Floor Heating
- Remainder of 10 Year Warranty
- 2 Reception Rooms
- Lots of Parking
- Close to Schools
- Sunken Outdoor Seating Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100*
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## CHALKERS LANE

Approx. Gross Internal Floor Area (Excluding Garage) = 270.85 sq m / 2915.40 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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