



## CHESTNUT BARN

LANGTON LANE, HURSTPIERPOINT, BN6 9EZ

JACKSON-STOPS 



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A STUNNING, NEWLY BUILT FAMILY HOME SET IN A BEAUTIFUL RURAL LOCATION, WITH PANORAMIC VIEWS OF THE SOUTH DOWNS, JUST ON THE OUTSKIRTS OF THE HIGHLY SOUGHT AFTER VILLAGE OF HURSTPIERPOINT.



### KEY FEATURES

- An elegant and beautifully appointed, modern family home with state-of-the-art technology
- Four reception rooms
- Stunning kitchen / dining room with glass doors leading out to the terrace and garden
- Principal bedroom with beautifully appointed ensuite shower room and dressing room
- Guest suite, four additional bedrooms, shower room and family bathroom
- Double garage and ample driveway parking for several vehicles
- Set on a large plot of circa 2 acres with far reaching views across the Sussex countryside to the South Downs.

### PROPERTY INFORMATION

- Services: Mains water and electricity, Klargester shared drainage, Air source heat pump providing water and central heating, Zappie electric car charger
- Council Tax Band H
- EPC Rating B
- Mid-Sussex District Council
- Viewing: Only by appointment with Jackson-Stops 01444 484400.

**CHESTNUT BARN**

Chestnut Barn has been built to an exacting standard throughout, combining modern, contemporary design with functionality. The property is well-proportioned with beautiful architectural highlights, affording glorious views across the gardens and grounds of circa 2 acres to the South Downs.

The technical specification includes heating powered by an air source heat pump, Mechanical Ventilation Heat Recovering (providing energy-efficient continuous ventilation), CAT 6 cabling to TV and data points, electric vehicle charging point and triple glazed windows and doors throughout. The combination of these leading-edge features creates an energy-efficient and economic home.

Chestnut Barn offers over 4000 sq ft of accommodation across two floors with large windows on all elevations which flood the house with natural light and open up the garden and views beyond. Entry is through a covered portico into a generous entrance hall with an elegant, oak and iron, cantilevered floating staircase, which rises to the first floor.

Off the hallway are three of the reception rooms, which include a large, double aspect drawing room with wood burning stove and large double glass doors to the rear terrace and garden. There is a double aspect games room and a study with built in shelves and cupboards. Across the hallway is the heart of the house, a stunning 31.7 ft kitchen / dining room with glass doors also leading to the south facing terrace and views beyond and there is a large sitting room/snug off the kitchen, perfect for entertaining and family life. The kitchen is beautifully appointed with bespoke in-frame cabinetry, NEFF and AEG electrical appliances, central preparation island and a plethora of storage. A well-appointed utility/boot room and downstairs cloakroom complete the ground floor accommodation.

Leading up the glorious staircase to the first floor and off a very generous hall and landing are six bedrooms. The stunning principal bedroom has a dressing room and ensuite shower room, there is a guest bedroom with ensuite shower room, two double bedrooms with built-in wardrobes with a ‘jack and jill’ shower room, two additional double bedrooms and a large, luxuriously appointed family bathroom. All the bedrooms are flooded with natural light and offer glorious views over the gardens and views beyond.

Chestnut Barn is a must view, offering all the latest in modern conveniences and technology, with beautiful finishes and attention to detail throughout, while not compromising on comfort for modern family life.



SITUATION

Chestnut Barn lies close to the South Downs National Park and is set on a quiet lane on the outskirts of Hurstpierpoint, which is a fabulous village with its bustling High Street and eclectic range of local shops and amenities. Hassocks is also close by and provides regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Gatwick airport can be reached by car in approximately 30 minutes. The city of Brighton and Hove is approximately 9 miles away and provides a further range of superb shops, restaurants, leisure facilities and a large marina.

The stunning surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. The local footpaths provide a vast network of stunning walks many leading towards the beautiful South Down National Park. There are numerous excellent Golf courses nearby and reservoirs for watersports.

Comprehensive shopping can be found in Haywards Heath (3.5 miles) and Brighton, with its excellent range of leisure and entertainment facilities is just 11 miles away. There are additional mainline rail services from Haywards Heath and East Grinstead to London Bridge and Victoria.

There is an excellent range of educational facilities locally both in the private and state sectors. Private schools include the superb Hurstpierpoint College only a brief 8 minute drive away, Handcross Park, Great Walstead, Cumnor House, Brambletye, Ardingly, Burgess Hill Girls, Roedean and Brighton College – many of which run a minibus service. State schools include St Lawrence C of E, St Pauls and Downlands.

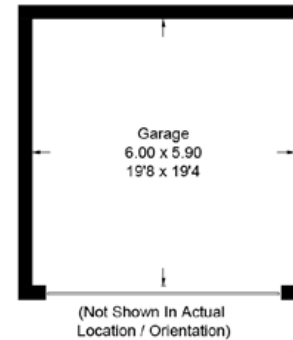
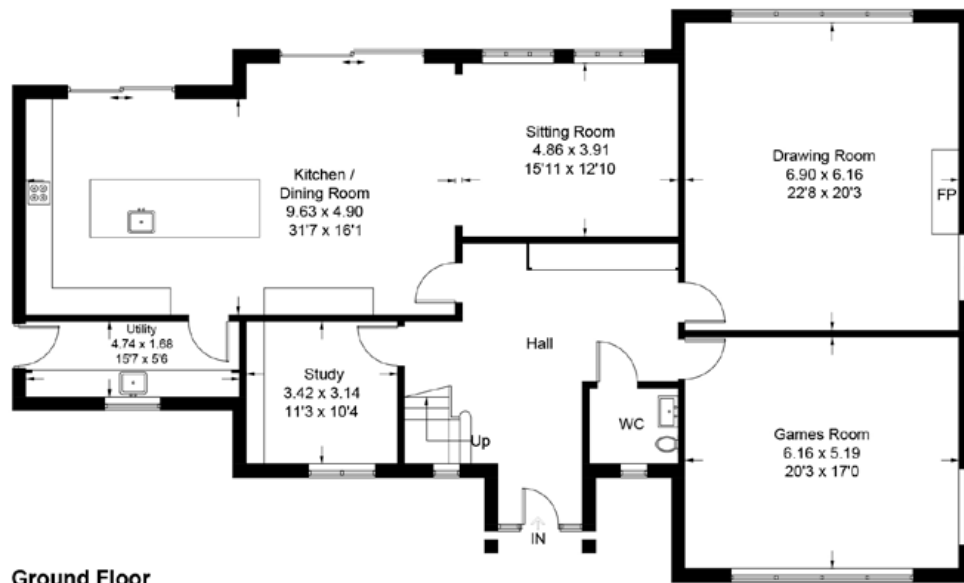


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TOTAL APPROX. FLOOR AREA = 4161 SQ FT / 386.6 SQ M (EXCLUDING VOID)

GARAGE = 381 SQ FT / 35.4 SQ M

TOTAL = 4542 SQ FT / 422 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

MID SUSSEX

01444 484400

midsussex@jackson-stops.co.uk

jackson-stops.co.uk

