



The Manor House

ALBERT SISLY PLACE | BRIGHTON ROAD | HURSTPIERPOINT | BN6 9YG

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Situation

An exceptional and luxurious Georgian style manor house built in 2017 and recently extended amassing to approximately 6,892 sq ft. Set in a select gated development within minutes' walk of the centre of the village and having beautiful far reaching views over the neighbouring National Parkland with gardens and grounds of approximately 1.7 acres

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Situated prominently within an exclusive gated development, The Manor House is the largest of 6 luxury properties boasting space and opulence, showcasing a wealth of energy efficient and high specification technical features. The solid masonry construction of this Georgian style family house is complimented by the reconstituted stone sills, traditionally crafted mouldings and double glazed sash windows throughout. Four principal reception rooms are accessed from the grand entrance hall with beautiful central staircase and galleried landing. The sizable kitchen/breakfast/family room is of particular note, having been recently extended showcases a bespoke 'Hamilton Stone' kitchen and french doors leading out onto the rear terrace. Five bedrooms and a laundry room reside on the first floor serviced by a family bathroom with free standing bath and separate shower. The principal bedroom suite has a sizable en suite bathroom and walk in dressing room. Stairs continue to the second floor where there is a further bedroom and en-suite shower room along with a games room. It should be noted that both the ground and first floor have underfloor heating throughout. With the recent additions is a sizable and substantial outbuilding currently used as a gym but with high ceilings and all utility connected, could be used has a more habitable space. Further, an all weather outdoor tennis court with lighting the gardens extend to the east and are predominantly lawn comprising areas of wild and a range of trees. A sizable paved patio and covered outdoor area with wood fired burner make for the perfect areas to entertain with glorious views of the South Downs as a back drop. Parking is plentiful to the front of the property along with access to the detached double garage.



Kitchen

- » Bespoke handmade kitchen by Hamilton Stone
- » Silestone worksurfaces
- » Farrow & Ball painted solid wood wall and base units
- » 'Mercury' dual fuel range cooker with induction hob and 'Siemens' extractor fan over
- » Large centre island with silestone work surfaces and breakfast bar
- » 'Quooker' boiling water tap
- » Fitted 'Siemens' compact 45 coffee machine
- » Fitted 'Siemens' electric combination oven and microwave with warming drawer
- » Fitted 'Siemens' fridge
- » Fitted 'Siemens' freezer
- » Fitted 'Siemens' dishwasher
- » Fitted 'Capel' under counter wine cooler



Bathrooms

Family Bathroom

- » Free standing bath with floor mounted tap and hand shower attachment
- » Wet area with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Vanity bar with twin inset wash hand basins and cupboards under
- » Piccadilly limestone tiled floor with underfloor heating



Master Bedroom En-Suite Bathroom

- » Panelled bath with silestone surround and wall mounted taps with hand shower attachment
- » Fully tiled wet area with wall mounted shower and shower attachment
- » Vanity bar with twin inset wash hand basins and cupboards under
- » Low level w.c. suite with concealed cistern
- » Piccadilly limestone tiled floor with underfloor heating



Bedroom 2 En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Piccadilly limestone floor with underfloor heating

Second Floor En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed sliding door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Piccadilly limestone tiled floor



Specification

- » Dark stained engineered oak flooring throughout the majority of the ground floor
- » Underfloor heating throughout the whole of the ground and first floors
- » Bespoke Hamilton Stone kitchen including silestone worksurfaces and a range of luxury fitted appliances by 'Siemens', 'Mercury' and 'Capel'
- » Bespoke Hamilton Stone designed utility/boot room and laundry room
- » Energy efficient double glazed sash windows throughout
- » Whole house mechanical ventilation with heat recovery system
- » 'Gira' Integrated door and electric gate intercom system
- » Cat 5 cabling throughout
- » Detached double garage with electronically operated garage door
- » Detached studio/gym (approximately 554sq ft) with all utilities connected
- » All weather tennis court with external lighting
- » Exterior lighting to the front and rear



External

Access to The Manor House is via electronically controlled wrought iron gates over a stone driveway leading round a central planted lawned area in front of the house. The property is approached through stone pillars and over a 'Cotswold buff' driveway with parking for several cars with access to the detached double garage. Side access to the rear garden is via two sets of wrought iron gates leading to a substantial paved terrace adjoining the rear of the property. A sizable studio currently used as a gym lies to the side of the property with an attached covered seating area with external wood fired burning stove. Further to this is an all weather tennis court with external lighting. Formal lawns interspersed with areas of wild grass continue to the rest of the garden along with recently planted trees. The gardens and grounds total approximately 1.7 acres.



Albert Silsby Place, Hurstpierpoint, BN6 9YG

Approximate Gross Internal Area = 550.8 sq m / 5929 sq ft
 (Including Eaves Storage)
 Garage / Gym = 89.5 sq m / 963 sq ft
 Total = 640.3 sq m / 6892 sq ft



Transport Links: The Manor House

Hassocks Train Station	approx. 2 mile
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.1 miles
Brighton	approx. 8.7 miles
Gatwick Airport	approx. 20 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.

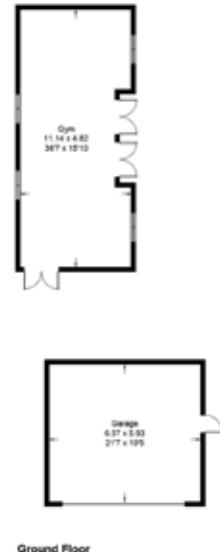


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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