



## Colwood

HALTON SHAWS | HURSTPIERPOINT | WEST SUSSEX | BN6 9QR

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# Situation

A rarely available detached house with far reaching rural views over neighbouring National Parkland, sitting in a gloriously elevated plot of approximately 0.61 acres with huge potential for redevelopment or extension

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

'Colwood' is situated in a sought after and convenient location along a private road, close to the centre of the village. Its elevated position on the southern ridge of the village affords it privileged panoramic views of the South Downs which only a handful of properties within the village can lay claim to. Built in the late 1950's the property has been in the same ownership from new. There is considered significant scope to greatly enlarge and reconfigure the house (stnc) without detracting from the glorious gardens. The reception space is all arranged on the south side of the house with a double aspect sitting room leading into the dining room. The kitchen also looks out over the rear garden. Stairs lead to the landing where 4 bedrooms and a bathroom reside. Sitting in a plot of approximately 0.61 of an acre the majority of the gardens extend to the south with manicured lawns bordered by mature trees, shrubs and well stocked shrub and plant beds. The shingle drive to the front of the property provides ample parking for several cars and access to the garages.



# Overview

## Kitchen

- » Wall and base units
- » Stainless steel sink and drainer
- » Inset 'Hotpoint' 4 ring electric hob
- » Space for fridge
- » Space for freezer

## Bathroom

- » Panelled bath
- » Low level w.c.
- » Pedestal wash hand basin
- » Heated towel radiator

## Specification

- » Floor mounted 'Potterton' gas fired boiler located in the outside store
- » Landscaped gardens and glorious views of the South Downs
- » 2 Garages

## External

The property is approached over a driveway with parking for several cars and access to the 2 garages. Side access is via a wrought iron gate where a paved path leads to the rear of the property. A paved patio adjoins the manicured lawns extending to the end of the garden. Mature trees, hedgerow and shrubs border the plot with a sizable greenhouse and timber garden shed providing garden storage.





## Transport Links from Colwood

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 21 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.

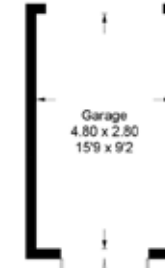
## Halton Shaws, Hurstpierpoint, BN6 9QR

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

Garages = 30.0 sq m / 323 sq ft

External Cupboards = 3.1 sq m / 33 sq ft

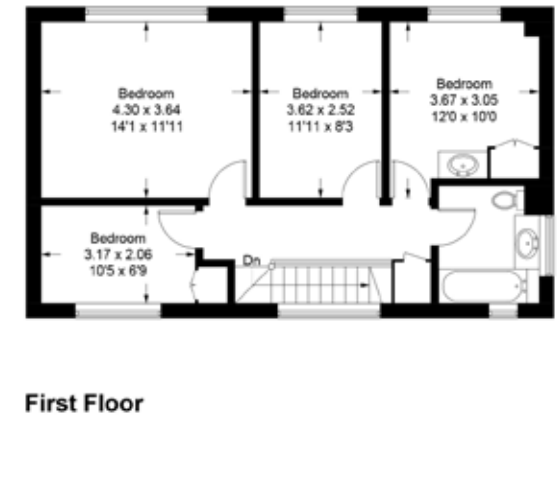
Total = 152.3 sq m / 1639 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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