



Sandpits

WINDMILL LANE | HENFIELD | WEST SUSSEX | BN5 9UW

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Situation

A substantial family house sitting centrally within beautifully manicured and private gardens and grounds of approximal 2.7 acres boasting far reaching views across neighbouring farmland towards the South Downs

Henfield is a vibrant village with a bustling High Street including a post office, greengrocers, public houses and a church. The nearby 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.

Approached via a sweeping driveway 'Sandpits' occupies a private and tranquil location with far reaching views towards the South Downs. This beautiful family house boasts space in abundance with a sizable entrance room giving access to the principle reception rooms and the kitchen/dining room. The sitting room has a beautiful inglenook fireplace and all the reception rooms look out over the wonderfully landscaped gardens. The kitchen/dining room extends to the rear of the property, with its vaulted ceiling and patio doors leading out onto the terrace, it makes for a wonderfully light room. There is also the benefit of a utility room. A grand staircase leads to the first floor where there is a family bathroom and 4 bedrooms 2 of which have en-suite facilities. Of particular note is the master bedroom suite with dressing area, large fully tiled wet room and balcony looking over the gardens and towards the South Downs. The Immaculately presented landscaped gardens surround the property on all sides with a mature tree lined boundary. The beautiful gardens are predominately laid to lawn. At the rear of the property a large paved terrace area houses a heated swimming pool with adjoining pool house benefiting from a sauna, shower and changing facilities. Other features include a landscaped pond and an orchard of fruit trees. The driveway provides parking for several cars along with access to the detached double garage.



Kitchen

- » High gloss wall and base units
- » Granite worksurfaces including breakfast bar
- » Inset 'Bosch' 5 ring gas hob
- » Fitted 'Neff' electric oven
- » Fitted 'AEG' fridge freezer with ice maker
- » Fitted 'Neff' dishwasher
- » Space for 'LG' American style fridge freezer
- » Ceramic tiled floor



Bathrooms

Master Bedroom En-Suite Wet Room

- » Wall mounted shower with hand shower attachment and glazed screens
- » Wall hung w.c suite with concealed cistern
- » Modern wash hand basin with drawers under
- » Fully tiled walls
- » Heated ladder style towel radiator

Bedroom 2 En-suite Shower Room

- » Fitted fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator

Family Bathroom

- » Panelled bath with centre mounted taps, wall mounted shower and glazed screen
- » Low level w.c. suite with concealed cistern
- » Granite vanity bar with inset wash hand basin and cupboards under
- » Heated ladder style towel radiator



Specification

- » Under floor heating in the kitchen/dining room
- » Large master suite with walk through dressing area and en-suite wet room
- » Rain sensitive sky lights in the Kitchen/dining room
- » South facing balcony with access from the master suite and bedroom 3
- » Outdoor heated swimming pool with electronically controlled cover
- » Pool House with 'Nordic' Sauna, Shower, w.c. and changing facilities
- » Detached double garage and log store
- » Beautifully Landscaped gardens and grounds of approximately 2.7 acres
- » Orchard with a selection of fruit trees
- » Kitchen Garden with vegetable beds and green house
- » Landscaped pond with jetty
- » Selection of external lighting



External

The property is approached via twin electric gates and over a sweeping shingle driveway with parking for several cars and access to the detached double garage. 'Sandpits' sits centrally within its plot surround by private manicured lawns bordered by a mature tree lined boundary. The gardens and grounds are predominately laid to lawn with a landscaped pond and jetty along with a small orchard containing a selection of fruit trees. There is a substantial kitchen garden comprising many vegetable beds along with a green house. A paved terrace adjoins the rear of the property with a heated outdoor swimming pool and pool house with 'Nordic' sauna, shower, w.c. and changing facilities. There are a variety of timber sheds, a log store and external lighting throughout the grounds.





Transport Links from Sandpits

Hassocks Train Station	approx. 8.4 mile
Haywards Heath Train Station	approx. 12 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 8.3 miles
Brighton	approx. 11.2 miles
Gatwick Airport	approx. 23 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.

A buyer is advised to obtain verification from the solicitor.

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Sandpits, Windmill Lane, Henfield, BN5 9UW

Approximate Gross Internal Area = 260.3 sq m / 2802 sq ft (Excluding Void)

Outbuildings = 85.2 sq m / 917 sq ft

Total = 345.5 sq m / 3719 sq ft



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

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133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

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