



Wolstonbury View Sandy Lane, Hassocks, BN6 9FX

In Excess of **£1,500,000**



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Wolstonbury View Sandy Lane

Hassocks

Council Tax band: G

Tenure: Freehold

SPECIFICATION:

Kitchen. Stylish designer 'Alno' fitted kitchen with 'Silestone' worktops, splashbacks and upstands, quality integrated appliances.

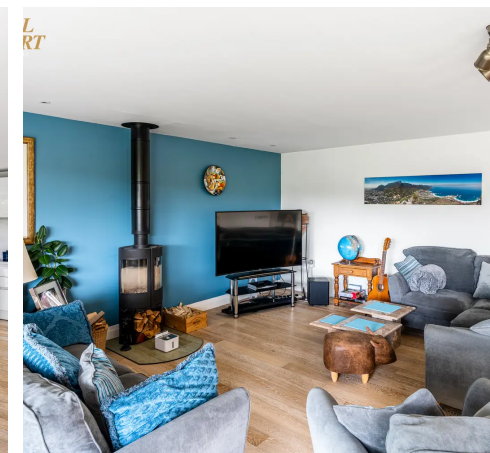
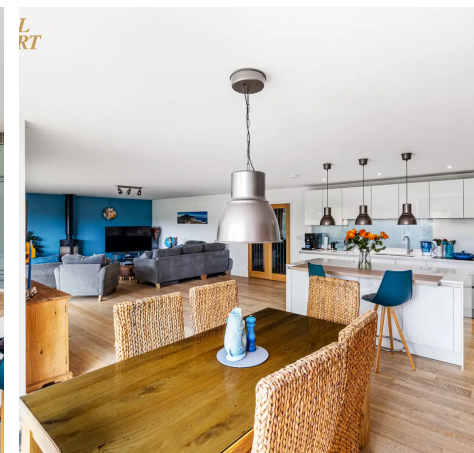
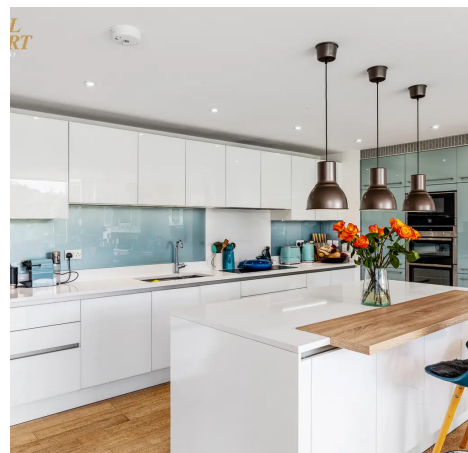
Family room. 'Morso' log burning stove Sitting room. Open fireplace with stone surround and wide cast iron log basket Sanitary ware.

'Duravit-Stark' white suites throughout – 'Hangrohe' taps and showers Floor coverings. Large porcelain floor tiles – engineered oak – luxury carpets (as fitted)

Heating. Underfloor to entire ground floor and to bathrooms – radiator heating to first floor rooms – 'Vaillant' gas combi boiler

Drainage. 'Klargester' private drainage system
Garage. Electric sectional garage door – light and power connected Driveway. Provides parking for four cars

Gardens. Two timber decked sun terraces both with timber pergolas– substantial lawns – two sheds – raised timber planters – close boarded fencing to the side elevations, post and rail to the front and rear providing an open aspect to the fields beyond.

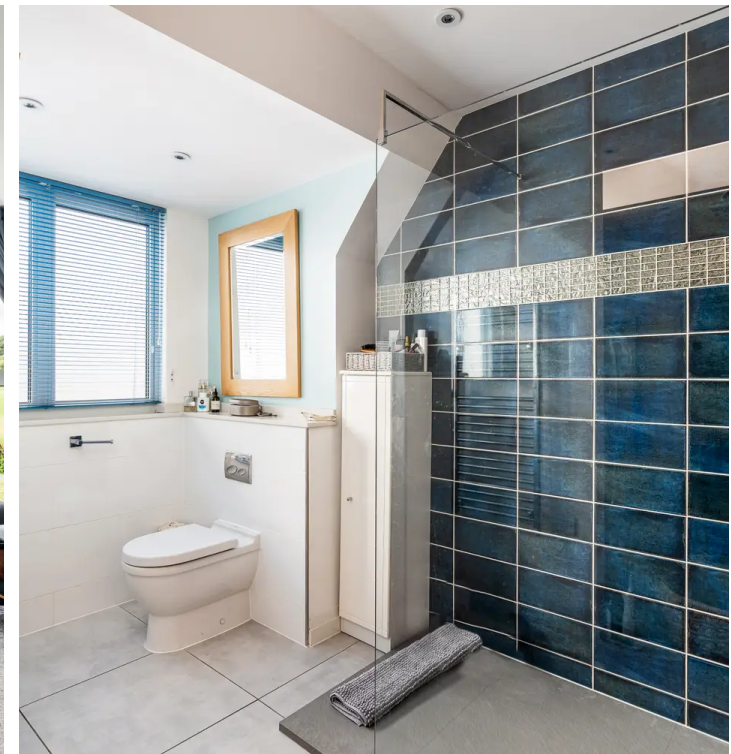


Wolstonbury View Sandy Lane

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A beautifully appointed four double bedroom detached house, one of just three properties constructed in 2015 to an exacting specification in an enviable position tucked away along a private lane, bordering the South Downs National Park and boasting uninterrupted views towards the Jack and Jill windmills. Yet within short walking distance of the main line railway station with transport links to London, Gatwick and Brighton & Hove.

- Four double bedroom detached house
- Built in 2015 to a high specification
- One of just three exclusive homes
- Off of a private lane
- Adjoining the South Downs National Park
- Views to the Jack and Jill Windmills
- Within 1 mile of Hassocks main line railway station
- Third of an acre plot
- Detached double garage
- Council tax band G – Energy performance rating C

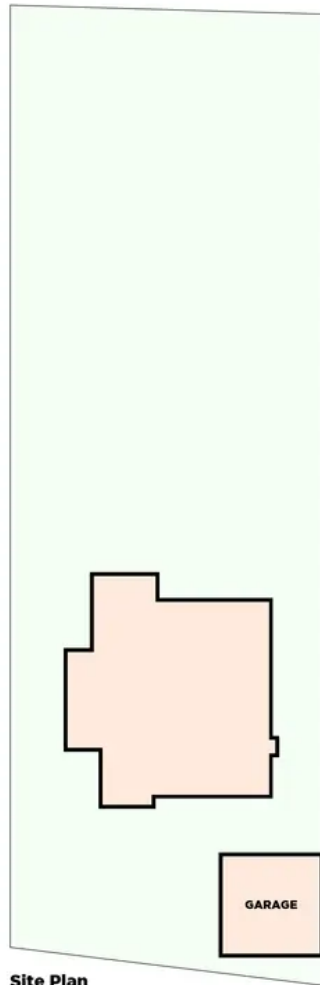


WOLSTONBURY VIEW



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
3007 sq ft / 279.4 sq m

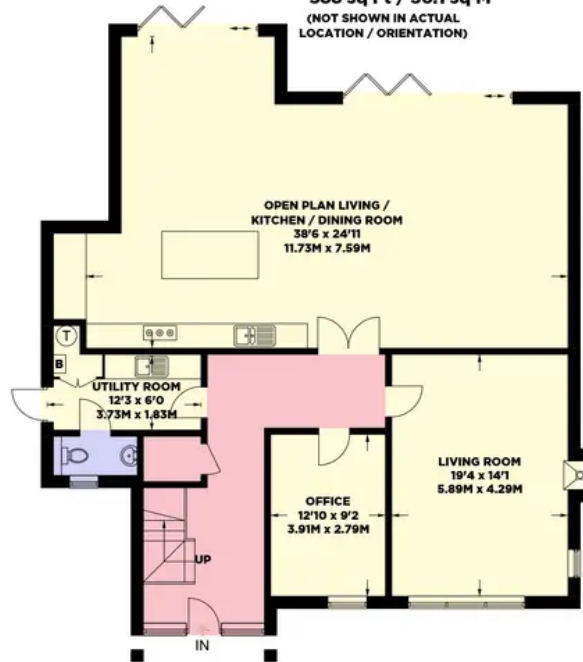
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
3158 sq ft / 293.4 sq m



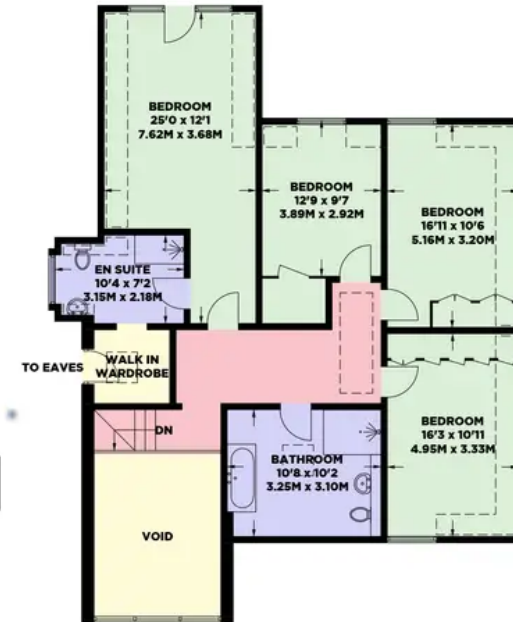
Site Plan



Garage
388 sq Ft / 36.1 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Ground Floor
1599 sq Ft / 148.6 sq M



First Floor
1170 sq Ft / 108.7 sq M

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and finishes shown is an approximate interpretation for illustrative purposes only.

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**MANSSELL
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**Certified
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Measurer**

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