



2 Ham Farm Cottages, Hurst Road, Hassocks, BN6 9NN

£725,000

An extended three bedroom, two bathroom, Edwardian semi-detached cottage situated at the end of a small private lane surrounded by open countryside with fabulous views and yet within a short walk of Hassocks main line railway station.



**MANSELL
McTAGGART**
Trusted since 1947

2 Ham Farm Cottages Hurst Road

Hassocks

This Edwardian semi-detached three bedroom home, once an agricultural workers cottage forming part of the Danny estate, quietly tucked away off of Hurst Road in the downland village of Hassocks. Standing in a plot approaching a quarter of an acre and surrounded by farmland with far reaching views to the North. Sympathetically enlarged by our client but considered possible to further enlarge subject to obtaining any necessary consents.

A brick arched entrance porch leads in to the hall where access can be gained to the principal reception rooms, the sitting room is triple aspect ensuring maximum light into the room with a cast iron coal effect gas fire as its focal point, a bay window overlooks the gardens and fields beyond with a lovely window seat as an ideal spot to while away the hours. There is a separate dining room with some built in storage and a fireplace with Adams style surround, a wide opening leads in to the spacious kitchen fitted be-spoke with solid Pine units with Corian worktops, a Twyford ceramic butler sink, integrated oven, gas hob with a concealed filter hood over. There is plumbing for a family sized dishwasher and space and plumbing for a washing machine, wall mounted Ideal Classic gas fired boiler plus a window and stable door out to the rear terrace.



2 Ham Farm Cottages Hurst Road

Hassocks

On the first floor, the landing has a built in storage cupboard and a hatch into the loft space. The master bedroom is dual aspect with double glazed double doors and a Juliet balcony with an outlook to the rear and a bay window to the side overlooking the gardens and fields beyond, there are built in wardrobe cupboards and an en-suite bathroom fitted with a contemporary white suite. The second bedroom is also a double room with built in linen cupboard and a period fireplace, the third bedroom is a single room and also has a fireplace. There is a family bathroom and like the en-suite has a contemporary white suite.

Outside, gardens surround the property on three sides, there is a pebble stone driveway providing parking for numerous cars and the gardens are fully enclosed by post and rail timber fencing. Predominantly laid to lawns with a block paved patio adjoining the rear of the property. A useful brick built outbuilding has electric. There is a further area of secret garden with plum tree and vegetable plot.

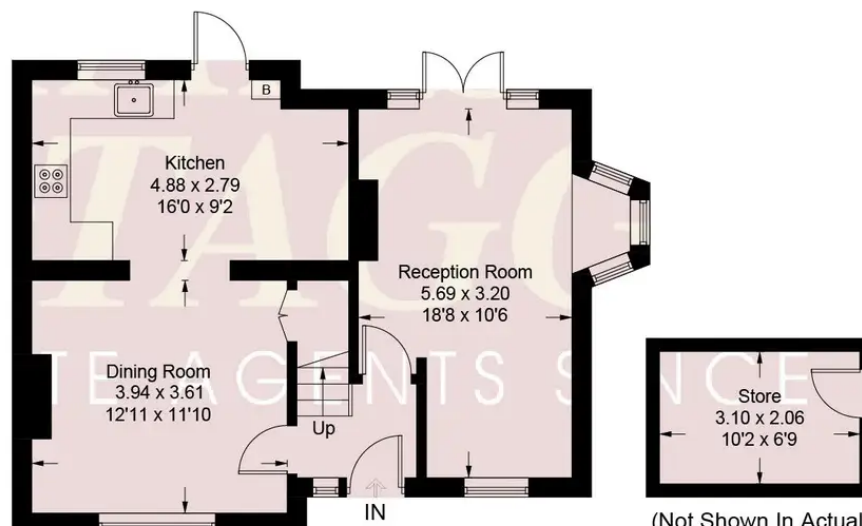
Excellent further enlargement potential and space for garaging subject to obtaining any necessary consents.

- Council Tax Band D – Energy Performance Rating E





First Floor
566 sq ft / 52.6 sq m



Ground Floor
560 sq ft / 52 sq m

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 1126 sq ft / 104.6 sq m

Store = 68 sq ft / 6.3 sq m

Total = 1194 sq ft / 110.9 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Mansell McTaggart 2020

