



86 Wickham Hill

HURSTPIERPOINT | WEST SUSSEX | BN6 9NR

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Situation

A substantially enlarged and completely renovated contemporary styled house situated in a highly enviable location within the village amassing to approximately 7,741sq ft and showcasing high specification technology and luxury finishes throughout

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.

Set behind contemporary aluminium gates along one of the most enviable locations within the village, this sizable detached family house, boasting in excess of 7,741 sq ft incorporates luxurious and technologically advanced features throughout including a ground source heat pump and sophisticated heat recovery system. The grand entrance hall is of particular note with symmetrical staircases either side ascending to the contemporary glass balustrade and galleried landing. In true open plan style the kitchen/family dining space resides at the rear looking out over the landscaped garden with bifold doors out onto the wide terrace. The modern kitchen has a central granite island breakfast bar and incorporates a range of luxury integrated appliances including brands such as 'Di Deitch' and 'AEG'. The sitting room, fully fitted and sound proofed cinema room and guest suite including family room also reside on the ground floor. The lower ground floor provides a sizable games room leading to the gym and indoor swimming pool which can also be accessed via bi-fold doors from the lower terrace. Accessed via the large landing are 4 double bedrooms all benefiting from their own luxurious en-suite bathrooms. The gardens at the rear are beautifully landscaped and comprise areas to relax and entertain. 2 terraces adjoin the property with modern lawns extending from them. An outdoor kitchen area and sunken decked seating areas provide further spaces to relax or entertain. At the end of the garden resides a contemporary clad studio fitted with a bar and benefiting from light and power. A resin driveway and electronically controlled contemporary aluminium gates provide ample parking to the front of the property and give access to the detached double garage.



Kitchen

- » Modern wall and base units
- » 3 integrated 'De Dietrich' electric ovens
- » 2 Integrated fridge freezers
- » Centre island unit with granite work surface with breakfast bar
- » Inset twin copper wash hand basins
- » Inset 'AEG' 4 bay induction hob with induction wok cooker
- » 'AEG' Inset downdraft extract fan
- » Fitted 'CDA' wine fridge
- » Fitted 'Neff' dishwasher



Bathrooms

Ground Floor Guest Suite En-Suite Bathroom

- » Free standing bath with centre mounted taps
- » Fully tiled walk in shower with hand shower attachment and large glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin with wall mounted taps



Principle Bedroom En-Suite Bathroom

- » Central free standing bath with traditional style taps and hand shower attachment
- » Fully tiled walk in shower with hand shower attachment and large glazed screen
- » Low level w.c. suite
- » Twin wash hand basins with drawers under
- » Heated towel radiator



Bedroom 2 En-Suite Shower Room

- » Fully tiled walk in shower with hand shower attachment and large glazed screen
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator

Bedroom 3 En-Suite Bathroom

- » Free standing bath with wall mounted taps
- » Fully tiled walk in shower with hand shower attachment and large glazed screen
- » Low level w.c. suite
- » Wash hand basin with modern shelf under
- » Heated ladder style towel radiator

Bedroom 4 En-Suite Bathroom

- » Free standing bath with hand shower attachment
- » Fully tiled walk in shower with hand shower attachment and large glazed screen
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin

Specification

- » Detached double garage
- » Resin driveway with parking for several cars
- » Electronically controlled contemporary aluminium gates
- » Landscaped gardens
- » Contemporary glass and clad studio/bar
- » Indoor heated swimming pool complex with key pad secure code entry system, changing room and shower room/cloakroom
- » Gym
- » Ground source heating system with 5 x 180m deep bore holes.
- » Bore holes connect via a manifold to 2 x 83mm flow and return pipes, to Plant Room, (Serviced annually and is weather controlled by 3 x weather compensated stats)

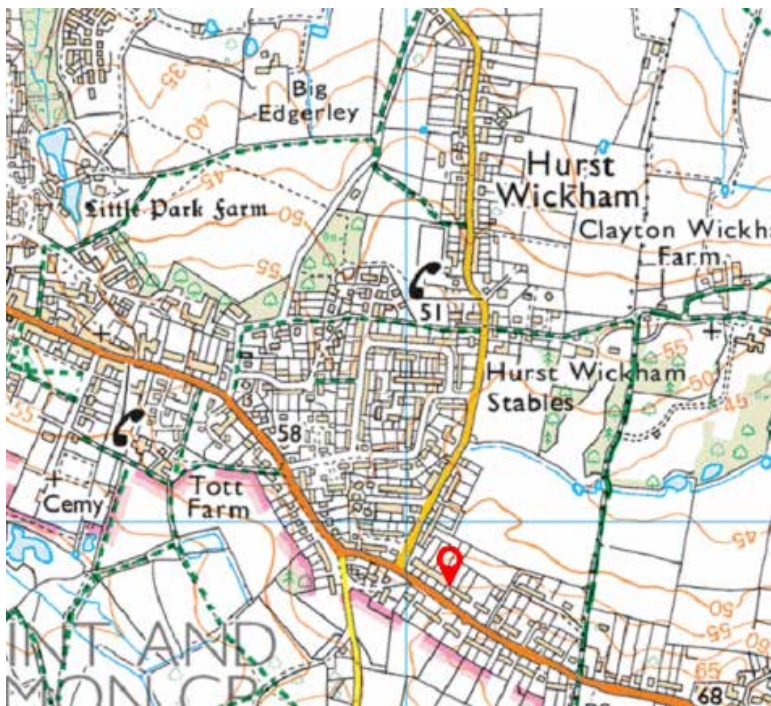


- » Thermal Store and the heat pump are Swedish CTC Units
- » There are 3 x underfloor circuits, one to each level
- » Hot water pumped return with no wait time or water waste
- » Instant hot water at each draw off
- » Separate circuit to Swimming Pool heating from the Ground Source System
- » Separate towel rail circuit to bathrooms from the Ground Source System
- » Heat Recovery x3 units, 2 in the roof serving the ground and first floors and 1 in the basement serving the basement
- » Heat Star dehumidifier to Pool Room in basement
- » All controls can be remotely controlled via a phone app in addition to controlling them in the Plant Room
- » RHI (Renewable Heat Incentive) is in place. New Owners will need to apply for RHI change of ownership within 12 months of purchase via the Ofgem Domestic RHI site

External

The property is approached via contemporary aluminium electronically controlled gates over a resin driveway with parking for several cars and access to the detached rendered double garage. A sizable elevated terrace overlooks the garden and is accessed via bi-fold doors from the kitchen/dining/family room surrounded by a modern glass balustrades. Stairs lead down to the garden where a central path runs front to back flanked on either side by lawn. Within the lawn is a sizable sunken seating area surrounded by a further decked area and outside kitchen. Steps lead down to a contemporary glass and clad studio with integrated bar, light and power. On both sides of the studio are areas of artificial grass.





Transport Links from

Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 miles

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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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