



Oaklands, London Road, Sayers Common, Hassocks  
West Sussex

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**STRUTT  
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# Oaklands London Road, Sayers Common, Hassocks, West Sussex BN6 9HY

An individually designed family home with heated swimming pool and 1.38 acre grounds, set among scenic woodland

Hassocks Station 3.6 miles (London Victoria 50 mins), M23 (J11) 9.5 miles, Brighton 10.9 miles, Gatwick Airport 17.2 miles

Reception hall | Reception room | Drawing room  
Family/sitting area | Games room | Kitchen  
Dining area | Utility | Cloakroom | Principal bedroom with dressing room, balcony and en suite shower room | 4 Additional bedrooms, 2 en suite | Family bathroom | Shower room  
Garden | 1.38 acres | Garage | Tractor shed  
Barbeque area | Outdoor heated pool  
EPC rating B

## The property

Oaklands is a beautifully presented and highly functional detached family home offering over 4,500 sq. ft. of light-filled accommodation arranged across two floors. The airy reception hall with its polished concrete and resin flooring, double height solid oak staircase and cloakroom opens into a welcoming dual-aspect reception with a front-facing bay. Further is the plush drawing room with its corresponding polished floors. The accommodation flows into the central sociable hub comprising an expansive multi-level kitchen and dining space, with wide bi-folding doors from the dining area flowing out onto the garden. The lofty kitchen features a range of stylish cabinetry with stainless steel worksurfaces, a central island with inset sink, and various Smeg appliances and range cooker. A dedicated larder, a useful utility and a modern shower room complete the ground floor.

The comfortable first-floor landing houses five well-appointed bedrooms, with various fitted wardrobes, storage solutions and tranquil aspects. The vaulted principal suite enjoys impressive framed views, the use of a dressing room, double doors to a private sun terrace and a contemporary en suite shower room, whilst two further bedrooms also benefit from en suite shower rooms. Completing the floor is a deluxe family bathroom with separate slipper bathtub and walk-in shower.

## Outside

The handsome half tile-hung property has an expansive private wrap-around plot approached via a sizeable gated driveway and forecourt, offering a wealth of parking and access to the detached weatherboard-clad garage, with its attached shed. The woodland surroundings provide a backdrop for a generous family garden comprising wide expanses of level lawn with established shrubs and planting, an enclosed children's play area with Astroturf, a sociable paved terrace and a heated swimming pool with a dedicated covered seating area, ideal for entertaining and dining al fresco. All set in 1.38 acres.

## Location

The property is situated in the village of Sayers Common, with its handy community shop and parish church. Nearby Hurstpierpoint has a variety of local amenities including lovely boutiques, cafés, hairdresser, restaurants, pubs and an excellent local butcher. The picturesque South Downs is nearby, providing ample outdoor pursuits, whilst the bustling coastal, business and entertainment city of Brighton and Hove is under 11 miles distant. The A27, A23 and M23, provide convenient road links, with Hassocks Station offering regular links to London in under an hour and Gatwick Airport within easy reach. There are also several well regarded schools in the area, in both the state and private sector, including Bolney CE Primary School, Handcross Park Preparatory School, St Paul's Catholic College, Hurstpierpoint College, Cottesmore, Brighton College, Ardingly College

























## Floorplans

Oaklands London Road, Sayers Common  
Main House internal area 4,559 sq ft (424 sq m)  
Garage Building internal area 706 sq ft (66 sq m)  
Tractor Shed internal area 210 sq ft (20 sq m)  
Barbeque Area internal area 384 sq ft (36 sq m)  
Balcony external area = 118 sq ft (11 sq m)  
Total internal area 5,859 sq ft (544 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From the centre of Sayers Common village, proceed south and the driveway will be found after a short distance on the left hand side.

## General

**Local Authority:** Mid Sussex District Council

Tel: 01444-458166

**Services:** Mains Electricity, water, gas and private drainage - full details to be provided on request

**Council Tax:** The property is in Tax Band H

**Tenure:** Freehold

**Guide Price:** £2,395,000

## Horsham

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