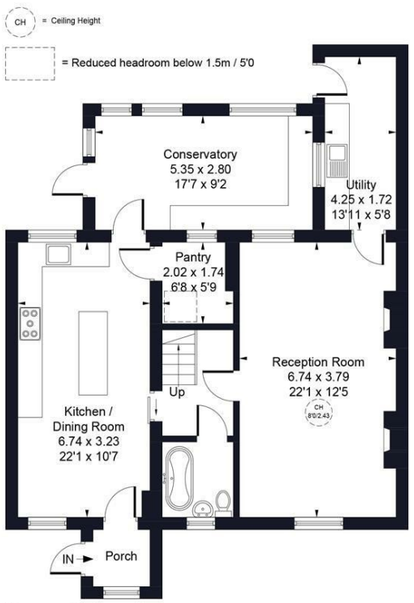
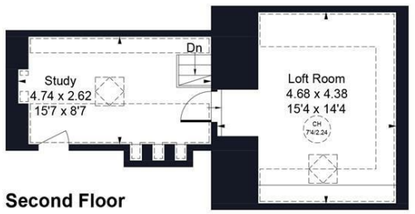
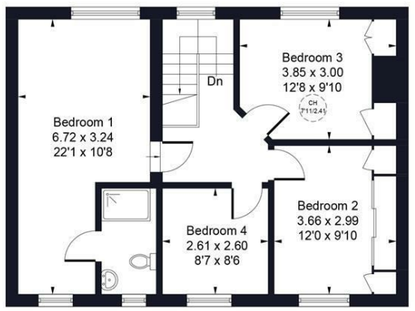


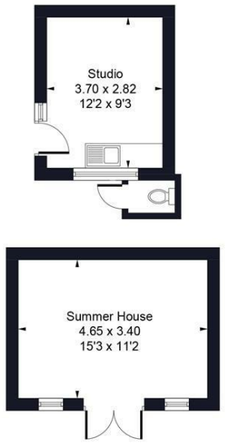
Ground Floor



Second Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Outbuildings

Approximate Gross Internal Area = 184.14 sq m / 1982 sq ft
Outbuildings = 28.00 sq m / 301 sq ft
Total = 212.14 sq m / 2283 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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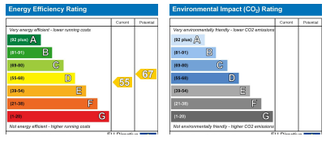

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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







2 Mill Lane, Sayers Common, BN6 9HN

Guide Price £750,000 Freehold

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2 Mill Lane, Sayers Common, BN6 9HN

Guide Price £750,000 - £800,000

What we like....

* Special setting with glorious views over rolling farmland.

* Impressive accommodation with 22ft kitchen/diner and 22ft sitting room

* Beautifully landscaped and low maintenance garden.

* Easy access to A23 and Hurstpierpoint village.

* No chain means a swift move is possible.

Guide Price £750,000 - £800,000

A Special Setting
There is something immediately appealing about the setting this 1930s home on Mill Lane. Facing directly across open farmland, the house enjoys a wonderfully broad rural outlook, with long views across fields and an ever-changing backdrop of sky and countryside. Having remained in the same family for some 36 years, it has evolved into a substantial and highly flexible home, with generous living spaces, up to six bedrooms, a separate annexe, extensive driveway parking and a landscaped garden with its own swimming pool.

Behind its traditional exterior, the accommodation is far larger than first impressions might suggest. The ground floor has a particularly sociable arrangement, with the two principal living spaces running to either side of the house.

Let Me Entertain You
The kitchen/diner is the heart of the home and forms a natural everyday hub. Extending to over 22ft in length, it has been arranged with painted cabinetry, timber-effect worktops and a substantial central island, while a run of pendant lights helps subtly define the kitchen from the dining area. There is plenty of room for a full-sized family dining table, making this as much a living space as somewhere simply to cook. The herringbone-style flooring adds warmth and continuity throughout.

On the opposite side of the house is the principal reception room, again extending to around 22ft. It is a comfortable, characterful room with timber flooring, fitted cabinetry and shelving, alongside two fireplaces which create strong focal points and making this an inviting space on a chilly winter's evening. Beyond is a conservatory/garden room, creating another useful reception space and drawing the outside in. Its broad glazing looks directly onto the garden and pool, making it particularly effective during the warmer months and giving the ground floor an easy connection with the entertaining areas outside.

A long utility room runs alongside the rear of the house, providing excellent ancillary space away from the main kitchen, while a stylish ground-floor bathroom completes this level.

The scale of the house becomes even more apparent upstairs. The principal bedroom spans the full depth of one side of the first floor and is an unusually generous room, with plenty of space for a dressing area and its own ensuite. Most importantly, its windows frame the open farmland opposite; waking to uninterrupted green views is one of the defining pleasures of the house.

Three further bedrooms occupy this level, allowing considerable flexibility for children, guests or working from home, alongside a bathroom. The bedrooms are well proportioned, and several have useful fitted storage.

Higher still, the attic space adds another dimension to the house. There are already substantial attic rooms (accessed via ladder), with windows bringing in good natural light and exposed roof lines adding character. This area presents considerable potential to create more formally integrated accommodation through the introduction of a permanent staircase and any associated works, subject to the necessary consents. It could become an impressive suite of bedrooms, studio space or a dedicated home-working floor, adding yet another layer of flexibility to an already sizeable house.

Separate from the main accommodation is a useful 'annexe'. Arranged as a self-contained room with kitchenette facilities and a WC, it lends itself to a variety of uses: guest accommodation, a workspace, accommodation for an older child or relative, or simply somewhere separate from the main household.



Scope/Potential
There is also huge scope to extend to the rear (replacing the conservatory), into the loft or to the side. Any work is of course subject to any necessary planning permissions.

Al-Fresco Entertainment
Outside, the garden has been designed very much around family life and entertaining. A broad paved terrace provides plenty of room for outdoor dining and seating, with a timber pergola creating a sheltered spot for summer lunches and evenings outside. Beyond, an area of artificial lawn keeps maintenance straightforward.

The splash pool forms the centrepiece of the garden. Enclosed for safety and surrounded by paved sun terraces, it gives the outside space a distinctly relaxed, holiday-like feel through the summer months. A summer house and further outbuildings provide additional storage and leisure space, while the garden is enclosed by fencing and established boundaries.

To the front, the house sits back behind a generous driveway with parking for several vehicles. Yet it is the outlook beyond that remains the lasting impression: open fields stretch away immediately opposite, giving the house a sense of space and connection with the countryside that feels far removed from more conventional residential surroundings.

Out & About
Sayers Common strikes an appealing balance between village life, open countryside and excellent connections. Everyday essentials are close at hand, with the community-owned Sayers Common Community Shop incorporating a café and village hub, while Duke of York provides a traditional local pub within the village. For a broader choice, Hurstpierpoint is only a short distance away. Its attractive High Street is lined with independent shops, cafés, restaurants and pubs, alongside useful everyday services, while the village has a strong sense of community and easy access to the surrounding Sussex countryside. Nearby Goddards Green is also home to The Sportsman Pub, a popular country pub at the foot of the South Downs.

Connections are particularly good. The A23 is readily accessible from Sayers Common, placing Brighton to the south and Gatwick and London to the north within straightforward reach by road. Hassocks railway station is also easily reached and provides regular rail connections towards Brighton, Gatwick and London, making the setting practical for commuters as well as those wanting to enjoy a more rural way of life. It is this combination that gives the location much of its appeal: countryside quite literally on the doorstep, a genuine village community close by, and the shops, schools, cafés and rail connections of Hurstpierpoint and Hassocks all within easy reach.

The Specifics
Title Number: WSX253484
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Superfast Fibre
Plot Size: 0.11 acres
Services: Mains electric, water, waste, oil heating (none tested)

We believe this information to be correct and it's been provided in good faith but we cannot guarantee its accuracy. We kindly intend to purchase and check personally before we change your address.





