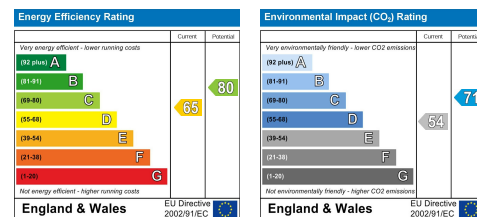


GROUND FLOOR  
APPROX. FLOOR  
AREA 1488 SQ. FT.  
(138.2 SQ. M.)



**The Old Malthouse Ockley Lane, Keymer, West Sussex, BN6 8NX**

**Price £850,000 Freehold**



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. 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.

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## The Old Malthouse Ockley Lane, Keymer, West Sussex, BN6 8NX

What we like.

- \* A fine Sussex barn beautifully converted around 2003
- \* Stunning sitting room with vaulted ceiling and mezzanine floor.
- \* Attractive landscaped gardens and grounds.
- \* Large barn garage with workshop.
- \* Main bedroom with refitted en-suite.
- \* Semi rural location yet easy access to Hassocks and Burgess Hill.

### The Property.

Situated in Ockley Lane on the outskirts of Keymer you will find this stunning detached barn converted by reputable developers Chalvington Barns around 2003. This fine property is finished to a particularly high standard and retains inherent character throughout. Highlights of the interior include exposed original beams, oak joinery and flooring. Outside are beautifully landscaped gardens and a gravel driveway affording off road parking that leads to the large barn garage with workshop. Further attributes include oil fired underfloor and radiator heating as well as sealed unit double glazing. The Old Malthouse sits in a semi rural position on the edge of Keymer but provides easy access to the village of Hassocks and the town of Burgess Hill.

### The Accommodation

The accommodation is light and spacious throughout and from the enclosed oak framed porch you enter the impressive entrance hall with built in storage and coats cupboards. There is also a covered hatch that leads to a very usable tanked wine and storage cellar. The magnificent sitting room is a particular feature with a vaulted ceiling, mezzanine floor and wood burning stove. The kitchen/dining room is fitted with comprehensive range of solid oak units complemented with granite worksurfaces and integrated appliances. Also there is space for a dining table and chairs. Off of the internal hallway is the utility room with stable door and a separate wc. The main bedroom provides a comprehensive range of fitted bedroom wardrobes as well as an en-suite shower room. The second bedroom is also a good size double with built in wardrobes and a door into the modern refitted Jack and Jill bathroom. Bedroom three has dual use as an office having a range of fitted wardrobes and a door into the Jack and Jill bathroom.

### Gardens.

The gardens are a most attractive feature of the property offering a good degree of privacy, being enclosed by garden walls, and fencing. Measuring approximately 110 ft x 65 ft. (max) the gardens are thoughtfully landscaped and laid out with areas of formal lawn, paved terracing and pathways relieved by beds and borders stocked with a wide variety of mature plants, shrubs and trees. There is a vegetable garden area and screened oil tank for heating. To the front and side is an area of verge lawn as well as an area created to one side providing additional off road parking



### Driveway and Barn Garage

The property is approached via double gates opening onto a large gravel driveway affording off road parking for numerous vehicles that leads to the large barn garage measuring approximately 26' x 26' internally, with light and power as well as an enclosed internal workshop.

### Location

The Old Malthouse is situated along Ockley Lane on the periphery of the village of Keymer. The larger village of Hassocks, with its extensive array of shops, amenities and train station lies just over a mile away and provides regular mainline rail services to London, Brighton and Gatwick (Victoria/London Bridge in approximately 55 minutes). Burgess Hill is situated approximately a mile away and also provides regular mainline rail services to London, Brighton and Gatwick (Victoria/London Bridge in approximately 51 minutes). Further to this Gatwick can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including St Margaret's, Great Walstead, Burgess Hill School for Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 11 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

### The Finer Details

Tenure: Freehold  
Title Number: WSX276455  
Local Authority: West Sussex  
Council Tax Band: G  
Available Broadband Speed: Superfast

