



Hammonds Mill Place

Hassocks

mishons

The Poplar Barn – Exceptional Five Bedroom, Four Bathroom Country Home

Hammonds Mill Place

Set within a private gated estate of just four homes, Hammonds Mill Place occupies a beautiful rural position north of Hassocks, offering exceptional privacy, tranquillity and contemporary country living.

The Poplar Barn

The Poplar Barn is an outstanding five-bedroom family home, beautifully finished throughout and designed with an emphasis on space, quality and natural light.

A striking entrance hall features a distinctive tumbled-marble chequerboard floor and full-height glazing overlooking the gardens. The impressive open-plan kitchen, dining and sitting room forms the heart of the home, with bespoke cabinetry, a central island, integrated appliances and bi-fold doors opening onto the rear terrace.

A separate reception room provides a more formal living space, also benefiting from bi-fold doors to the garden. Oak herringbone flooring and underfloor heating run throughout the ground floor, alongside a utility room and cloakroom.

The first floor offers five generous bedrooms, three with stylish en-suite bath or shower rooms, together with a family bathroom. The second floor provides a substantial and versatile loft room, ideal as a sixth bedroom, cinema/games room, studio or home office.

Gardens & Grounds

The property enjoys a substantial west-facing landscaped garden, with a generous terrace, raised bronze planters and detached summerhouse. Mature trees and poplars provide privacy, while the extensive driveway offers parking for several vehicles.

The Surrounding Area

The property is ideally positioned for enjoying the South Downs and surrounding Sussex countryside, with numerous footpaths and bridleways nearby. Hassocks is a short distance away, offering local amenities and a mainline station with services to London, Brighton and Gatwick, with London Victoria reachable in approximately 55 minutes.

Hurstpierpoint is also close by, with its popular High Street, independent shops, cafés and restaurants. Brighton and Hove are approximately nine miles away, while Gatwick Airport can be reached in around 30 minutes by car.

There is an excellent choice of highly regarded schools nearby, including Hurstpierpoint College and a number of other independent and state schools.

An Exceptional Country Residence

The Poplar Barn offers a rare combination of sophisticated contemporary living, generous accommodation, beautifully landscaped gardens and a peaceful rural setting, with excellent access to the South Downs and major transport links.

 **Guide Price** £1,400,000 – £1,500,000

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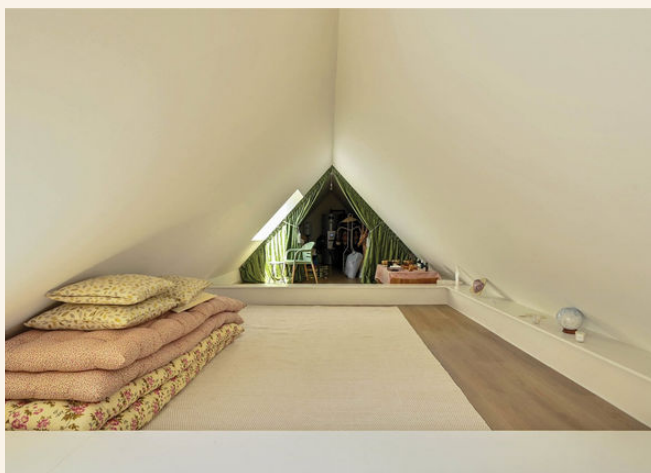
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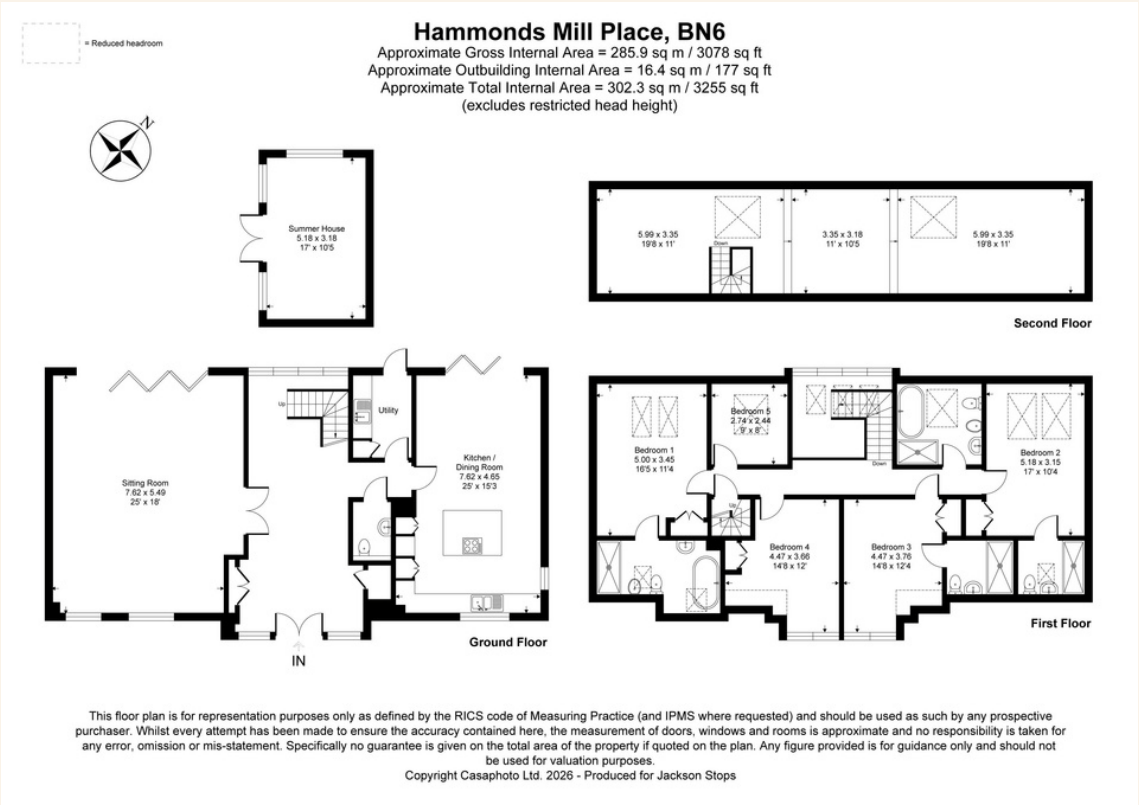








TOTAL FLOOR AREA:
285.9 sqm / 3078 sqft



Exceptional service

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Service checklist



Personal, one-to-one service



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Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



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