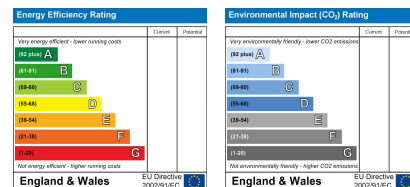


Approx. Gross Internal Floor Area 1671 sq. ft / 155.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Keepers Cottage, Ockley Lane, Hassocks, West Sussex, BN6 8NX

Guide Price £850,000 Freehold

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Keepers Cottage, Ockley Lane, Hassocks, West Sussex, BN6 8NX

Guide Price £850,000 - £900,000

What we like...

- * Exceptional and totally one off new build home.
- * Excellent proportions with stunning kitchen/diner and large sitting room.
- * Three spectacular double bedrooms with vaulted ceilings, glazed gables and views.
- * Established location in sought-after village of Hassocks.
- * Walk of the mainline station, open countryside and excellent schools.
- * Eco credentials and 10 year new homes warranty.

Guide Price £850,000 - £900,000

Coming Soon

Sitting proudly on Ockley Lane and enjoying a superb outlook over open fields to the front, this individual detached new build home offers something refreshingly different. This is not a plot on a large new estate, nor is it part of Ockley Park; it is a one-off home with its own identity, nearing the final stages of construction and designed with a clear focus on quality, efficiency and easy modern living.

The cedar clad & rendered exterior gives the house a warm, contemporary barn-inspired feel, complemented by dark framed high performance glazing and a gated driveway. The result is a home that feels both distinctive and understated making it ideal for someone looking to downsize without compromise, or for a buyer seeking a manageable yet prestigious home in a semi-rural setting.

Inside, the accommodation extends to approximately 1,588 sq ft and has been thoughtfully arranged over two floors. The entrance hall sets the tone with patterned tiled flooring, crisp neutral décor and attractive internal doors. There is a useful ground floor cloakroom/WC, together with a separate utility room positioned off the kitchen, which is a practical addition that keeps laundry and everyday household tasks neatly tucked away.

The kitchen/dining room is the real hub of the home, measuring over 23ft in length and opening directly to the rear garden. It has been finished with copper cabinetry, quartz worktops and a central island, creating a natural space for cooking, dining and entertaining. Large sliding doors bring in excellent natural light and connect the room with the terrace, making it perfect for summer lunches, morning coffee or relaxed evenings with friends.

A separate sitting room provides a calmer, more intimate living space. It is a well-proportioned room with plenty of space for comfortable seating and media furniture, while the neutral finish allows an incoming buyer to dress the room to their own taste.

A beautiful turned staircase rises to the first floor where the bedrooms are a particular highlight. The principal bedroom is a standout room with a dramatic "Cathedral like" vaulted ceiling and full-height glazing, drawing the eye towards the wonderful outlook beyond. It is the sort of space that immediately feels special, bright, calming and far from ordinary. There are two further double bedrooms - again with vaulted ceilings and impressive glazing. Both are doubles with the accommodation served by a stylish family bathroom and a beautifully finished Jack & Jill en-suite shower room.

The bathrooms continue the contemporary finish, with marble-effect tiling, patterned floors and modern sanitaryware. The overall feel is clean, refined and practical rather than overly showy.

Energy efficiency has also been carefully considered. The home is heated via an air source heat pump, with underfloor heating and high performance glazing, helping to provide comfort and efficiency throughout the seasons. For peace of mind, the property also comes with a 10 year new homes warranty.

Step Outside

The outside space has been designed to be attractive yet manageable. The house is approached via a gated driveway, giving a secure and private feel on arrival. The cedar elevations, dark windows and landscaped boundaries create strong kerb appeal.



The garden wraps neatly around the house with areas of lawn, paved terrace and enclosed fencing. There is space to sit out, entertain and enjoy the open setting, without the burden of a large high-maintenance plot. To the front, the outlook across fields is a real feature, offering a sense of space and countryside that is increasingly hard to find in a newly built home and you could easily incorporate the generous front garden into the main outside space, screening with trees for privacy from the road.

The Hassocks Life

Ockley Lane is a sought-after lane on the edge of Hassocks, well placed for village amenities, countryside walks and transport links. Importantly, this home is not part of Ockley Park, giving it a more individual feel while still enjoying the convenience of this well-connected Mid Sussex location. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is only a 15-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

The Specifics

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: TBC

New Homes Warranty: Yes - 10 year warranty

Services: Mains electric, water, drainage and air source heat pump

Available Broadband Speed: Ultrafast

Please Note:

These photos have been edited using AI with the intention of showing the intended finish. Final spec may differ. These photos should only be used as a rough guide of intended finish.

