



OCKLEY GRANGE

HASSOCKS | WEST SUSSEX | BN6 8BA



HISTORIC HASSOCKS

Ockley Grange is situated in the village and civil parish of Hassocks within the Mid Sussex district of West Sussex. The name Hassocks is believed to derive from the tufts of grass found in the surrounding fields. Located approximately 7 miles north of Brighton, the area now occupied by Hassocks was just a collection of small houses and a coaching house until the 19th century when work started on the London to Brighton railway. Hassocks, until 2000, was simply a postal district and prior to that, was known as the name of the railway station – Hassocks Gate.

Dominating the skyline to the south of Hassocks are the Clayton Windmills, known locally as “Jack and Jill”. “Jack”, a tower mill, was built in 1866 and was the location for a 1974 film “The Black Mill” starring Michael Caine and Donald Pleasance. “Jill”, a post mill, was built in Dyke Road, Brighton in 1821 and was moved to Clayton in 1852 by a team of oxen. The working life of the mills ended in 1906. “Jack” is now in private ownership and “Jill” was restored in 1986 and is open to the public. A short walk from the centre of Hassocks will bring you to Oldland Mill, an 18th Century post mill, which is being restored by volunteers and is open to visitors on certain days during the summer.

There is a Site of Special Scientific Interest within the parish: Clayton to Offham Escarpment, which stretches from Hassocks in the west, to Lewes in the east. This site is of biological importance due to its rare chalk grassland habitat, together with its woodland and scrub. To the south of Hassocks is a small (17.6 acre) ancient woodland known as Butchers Wood. The wood is mainly oak and hazel and in the spring has extensive bluebell ground cover. It was acquired by The Woodland Trust in 1988.

RURAL living at its best...



The village of Hassocks offers everything one requires for day-to-day shopping, including a long-established delicatessen and a variety of cafes, restaurants and public houses. There is a village market on the 4th Saturday of each month. For a greater selection, the cosmopolitan town of Brighton is approximately 7 miles to the south with a diverse array of shops, excellent restaurants and bars.

Adastra Park provides many leisure facilities including football, tennis, a skate park and two playgrounds. It is also home to Keymer and Hassocks Cricket Club. Other facilities in Hassocks include the Weald Tennis and Squash Club, croquet and bowls, horse riding, cycle hire and country walks. Hassocks Golf Club is an 18 hole, par 70 course on the western side of the village and is the only golf course in the area that is a 'pay and play' club. The course is a challenging blend of woodland, lakes and finely modified hill sections which roll onto the greens. The Club also offers 14 practice sections on the driving range and a putting green. Gym and exercise classes are provided at Hassocks Sports Centre and the nearest swimming pool is to be found at the Triangle Leisure Centre in Burgess Hill.

Horse racing lovers are spoilt for choice with the National Hunt course at Plumpton just over 6 miles away and Brighton Racecourse just under 9 miles away. The All England Jumping Course at Hickstead, just under 6 miles away, remains one of the premier equestrian venues in the world. Show jumping can also be found at The South of England Show held in Ardingly, just over 11 miles from Hassocks. The show takes place yearly and serves to showcase farming and the countryside.

BRIGHTON ... Eclectic, Vibrant, Creative & Fun



Long known as London-by-the-sea, Brighton is renowned for its vibrancy and eclectic mix of shopping, entertainment, nightlife and sightseeing.

From iconic Brighton tourist attractions to beach front cool, Brighton overflows with things to do and places to go. Vibrant, colourful, fun and free, it offers the energy of London with the freedom of the sea.

The Old Laines is a series of wonderfully confusing narrow passages and cobbled streets and an area renowned for jewellery and antiques shops. The North Laines is the place to go for the best unique and independent boutiques and restaurants. Head there to get a suit tailored, a guitar strung, or the very latest in design and fashion.

Brighton Marina has become the largest Marina complex in Europe with over 1,500 berths. The famous Theatre Royal Brighton is a must for theatre-goers and has a long tradition of presenting top quality, star-studded West End productions, often before they have played London.

OUTSTANDING education on your doorstep



Hassocks Infant School is for pupils aged 4 – 7 and is rated ‘Outstanding’ in the most recent OFSTED report. After leaving, children in the main go onto Windmills School which caters for pupils aged 7-11. Downlands Community School provides secondary education for the village and surrounding area. There are a variety of sixth form colleges to choose from including Varndean College (Brighton), St. Pauls Catholic College (Burgess Hill), Brighton Hove and Sussex Sixth Form College and Hurstpierpoint College. Hurstpierpoint College is an independent, co-educational day and boarding school for pupils aged 4 – 18.

DEVELOPMENT site plan

Ockley Grange enjoys an enviable setting off Ockley Lane, on the outskirts of the village of Hassocks, situated at the foot of the beautiful South Downs.

These twelve traditional properties, set within a private close, comprise a mixture of 3 bedroom semi-detached and 3 and 4 bedroom detached homes, each with a single garage and parking for at least one car.

The stylish specification includes quality designer fitted kitchens by Lemongrass with integrated appliances, contemporary Villeroy and Boch sanitary ware, fitted wardrobes to the Master Bedroom and oak-engineered internal doors.

Asprey Homes has a dedicated Customer Care department and all our homes are covered by a 10 year NHBC Buildmark policy.



This development layout is for plot identification only

Plots 4 & 5

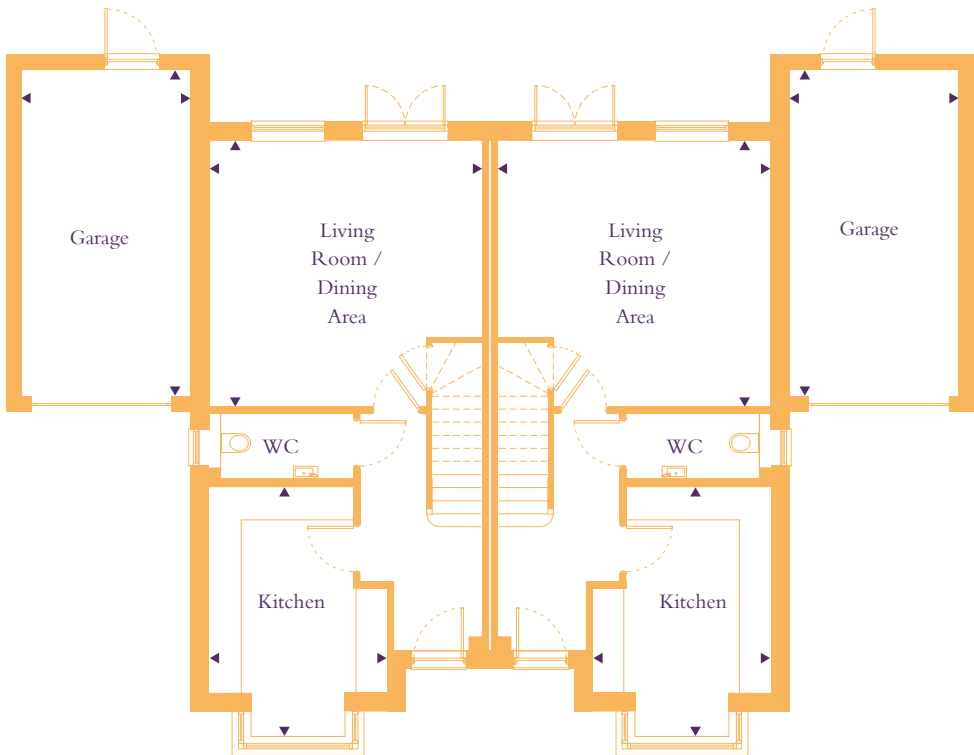


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Plots 4, 5, 6 & 7 OCKLEY GRANGE

GROUND FLOOR

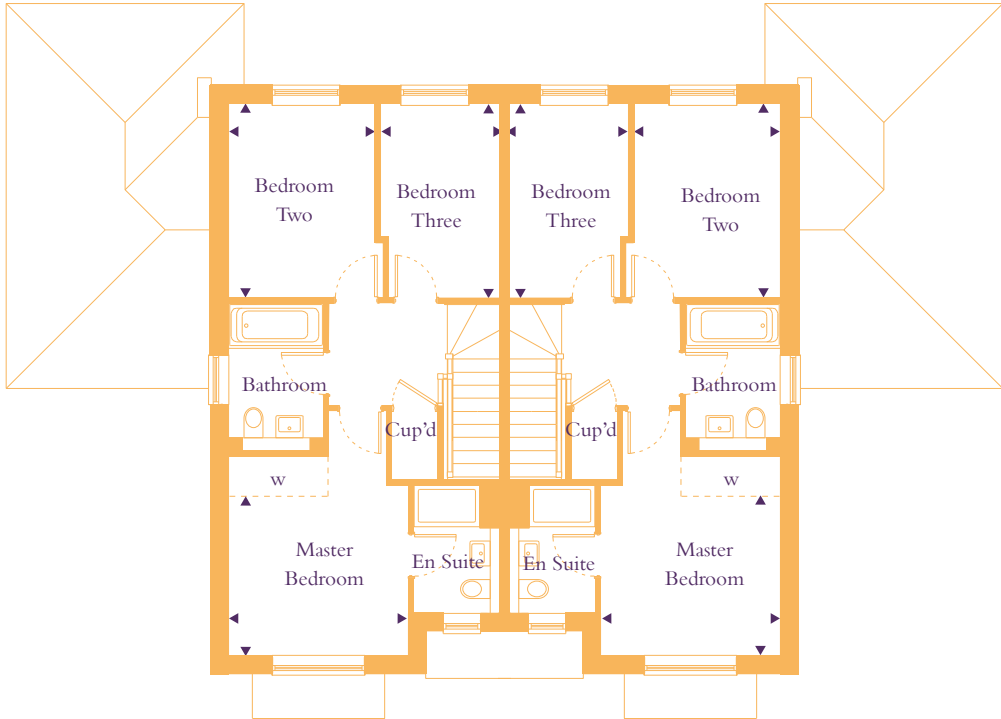
	Metric		Imperial	
Living Room / Dining Area	5.00	x 4.88	16'5	x 16'0
Kitchen	4.55	x 3.26	14'11	x 10'8
Garage	6.01	x 3.13	19'9	x 10'3



FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.27	x 3.00	10'9	x 9'10
Bedroom Two	3.55	x 2.66	11'8	x 8'9
Bedroom Three	3.55	x 2.22	11'8	x 7'3

Nett Internal Floor Area
99.7sq m (1073sq ft) excluding garage



Plot 8



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Plots 8 & 13

OCKLEY GRANGE

GROUND FLOOR

	Metric		Imperial	
Living Room	4.96	x 4.06	16'3	x 13'4
Family Room	3.57	x 3.48	11'9	x 11'5
Kitchen / Dining Area	5.71	x 3.79	18'9	x 12'5
Study	2.66	x 2.53	8'9	x 8'4
Garage	6.01	x 3.12	19'9	x 10'3

FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.71	x 3.15	12'2	x 10'4
Bedroom Two	4.38	x 3.16	14'4	x 10'4
Bedroom Three	3.59	x 3.48	11'9	x 11'5
Bedroom Four	4.13	x 2.48	13'6	x 8'2

Nett Internal Floor Area
157sq m (1690sq ft) excluding garage



Plot 9



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Plot 9

OCKLEY GRANGE

GROUND FLOOR

	Metric		Imperial	
Living Room	5.75	x 3.76	18'10	x 12'4
Kitchen / Dining Area	6.49	x 4.80	21'4	x 15'9
Garage	5.90	x 3.10	19'4	x 10'2

FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.95	x 3.02	13'0	x 9'11
Bedroom Two	3.45	x 3.31	11'4	x 10'10
Bedroom Three	2.93	x 2.82	9'7	x 9'3
Bedroom Four	3.10	x 2.39	10'2	x 7'10

Nett Internal Floor Area
127.4sq m (1371sq ft) excluding garage



Plot 10



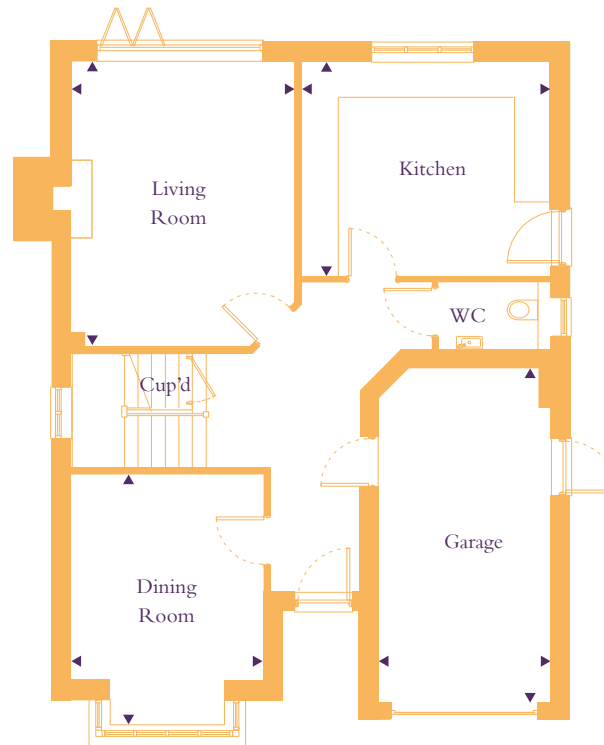
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Plot 10

OCKLEY GRANGE

GROUND FLOOR

	Metric		Imperial	
Living Room	5.01	x 3.93	16'5	x 12'11
Dining Room	4.41	x 3.39	14'6	x 11'1
Kitchen	4.39	x 3.77	14'5	x 12'4
Garage	5.94	x 3.05	19'6	x 10'0



FIRST FLOOR

	Metric		Imperial	
Master Bedroom	4.09	x 3.74	13'5	x 12'3
Bedroom Two	3.63	x 3.37	11'11	x 11'0
Bedroom Three	3.50	x 2.91	11'6	x 9'7
Bedroom Four	3.93	x 2.56	12'11	x 8'5



Nett Internal Floor Area
150.8sq m (1623sq ft) excluding garage

Plot 11



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Plot 11

OCKLEY GRANGE

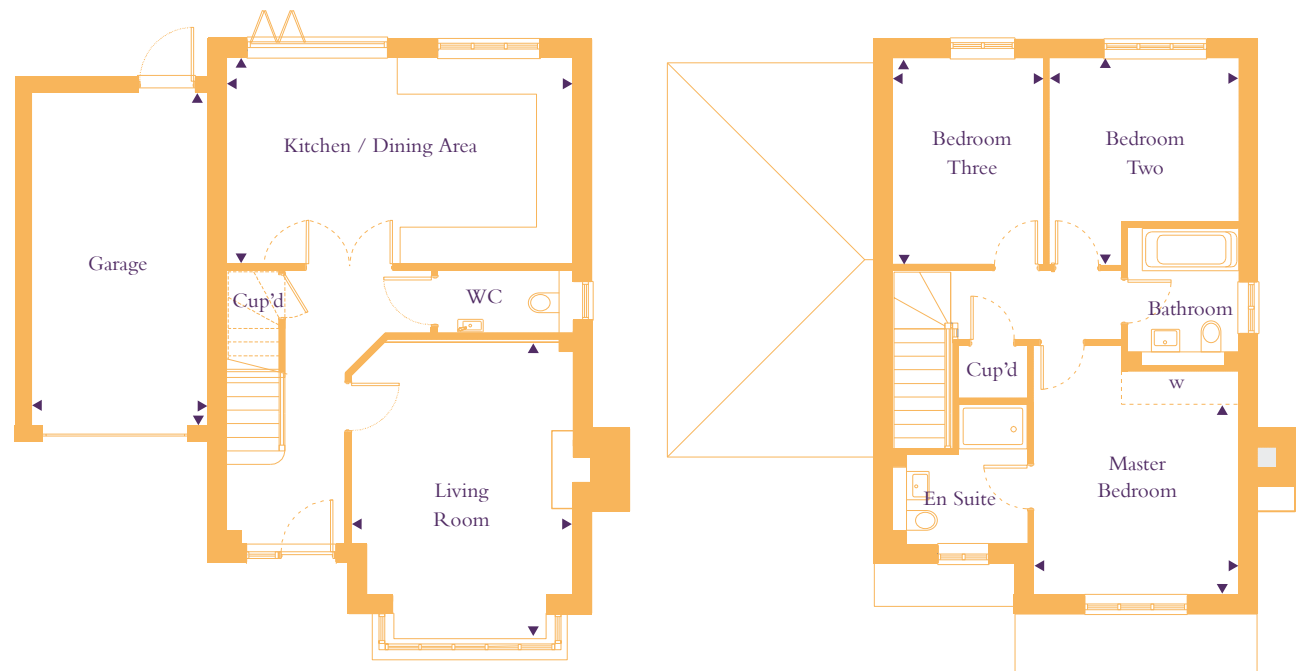
GROUND FLOOR

	Metric		Imperial	
Living Room	5.24	x 3.88	17'2	x 12'9
Kitchen / Dining Area	6.07	x 3.61	19'11	x 11'10
Garage	5.90	x 3.13	19'4	x 10'3

FIRST FLOOR

	Metric		Imperial	
Master Bedroom	3.59	x 3.37	11'9	x 11'1
Bedroom Two	3.62	x 3.31	11'11	x 10'10
Bedroom Three	3.61	x 2.64	11'10	x 8'8

Nett Internal Floor Area
112.3sq m (1209sq ft) excluding garage



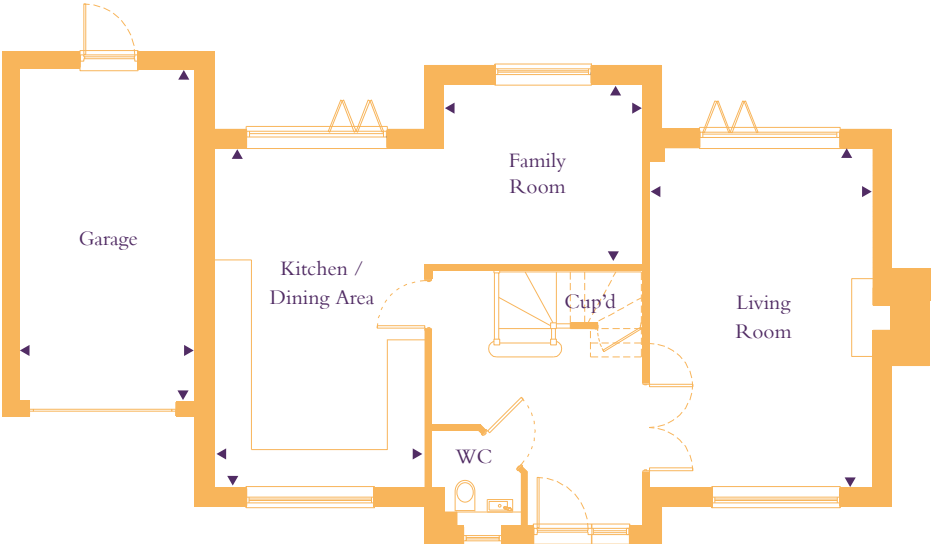
Plots 12



Plot 12 OCKLEY GRANGE

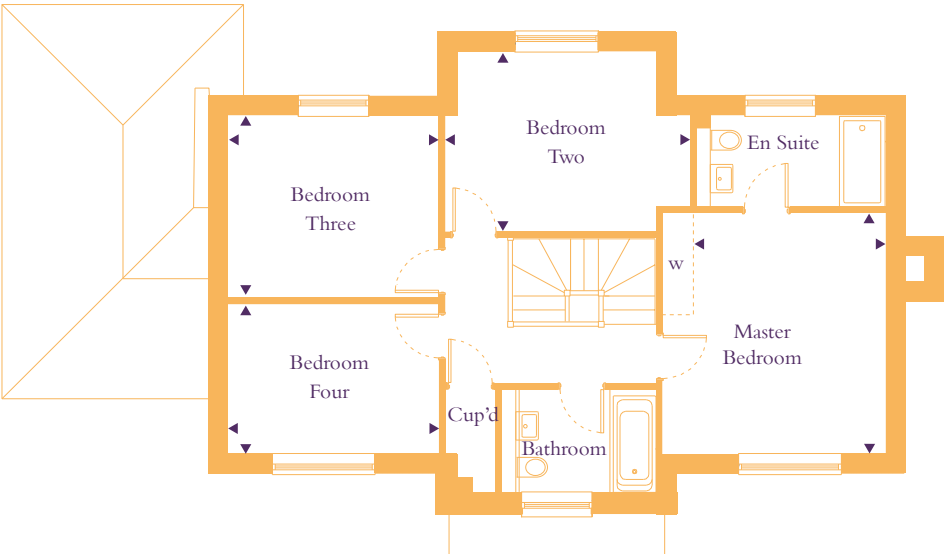
GROUND FLOOR

	Metric		Imperial	
Living Room	5.95	x 3.91	19'6	x 12'10
Kitchen / Dining Area	5.95	x 3.70	19'6	x 12'2
Family Room	3.48	x 3.17	11'5	x 10'5
Garage	5.90	x 3.12	19'4	x 10'3



FIRST FLOOR

	Metric		Imperial	
Master Bedroom	4.24	x 3.37	13'11	x 11'1
Bedroom Two	4.31	x 3.16	14'2	x 10'4
Bedroom Three	3.71	x 3.20	12'2	x 10'6
Bedroom Four	3.71	x 2.63	12'2	x 8'8



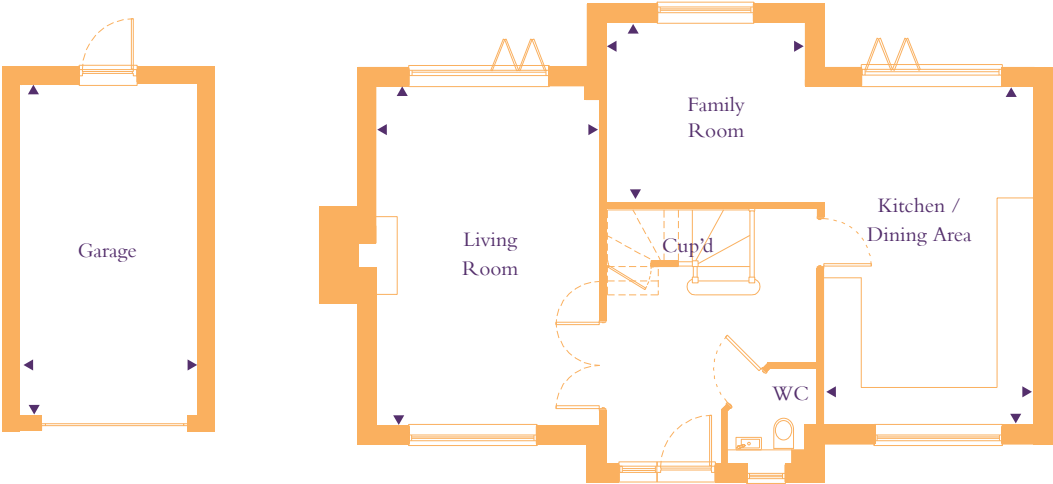
Nett Internal Floor Area
150.4sq m (1619sq ft) excluding garage

Plot 17

OCKLEY GRANGE

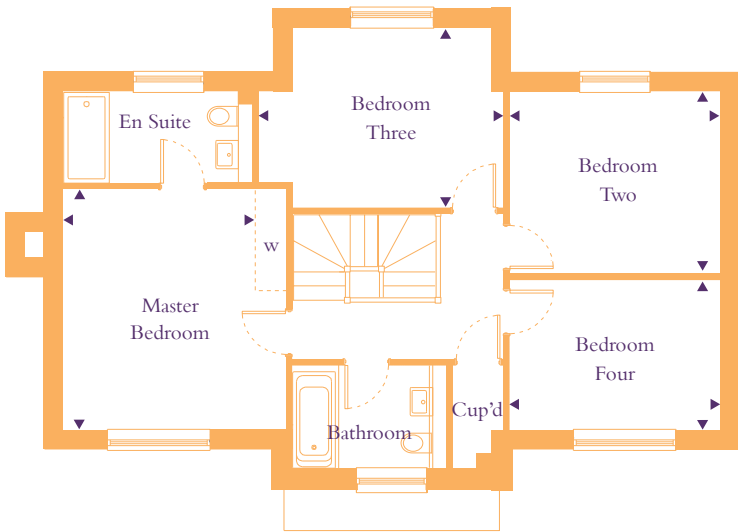
GROUND FLOOR

	Metric		Imperial	
Living Room	5.95	x 3.91	19'6	x 12'10
Kitchen / Dining Area	5.95	x 3.70	19'6	x 12'2
Family Room	3.48	x 3.17	11'5	x 10'5
Garage	5.90	x 3.12	19'4	x 10'3



FIRST FLOOR

	Metric		Imperial	
Master Bedroom	4.24	x 3.37	13'11	x 11'1
Bedroom Two	4.31	x 3.16	14'2	x 10'4
Bedroom Three	3.71	x 3.20	12'2	x 10'6
Bedroom Four	3.71	x 2.63	12'2	x 8'8



Nett Internal Floor Area
 150.4sq m (1619sq ft) excluding garage

Plot 14

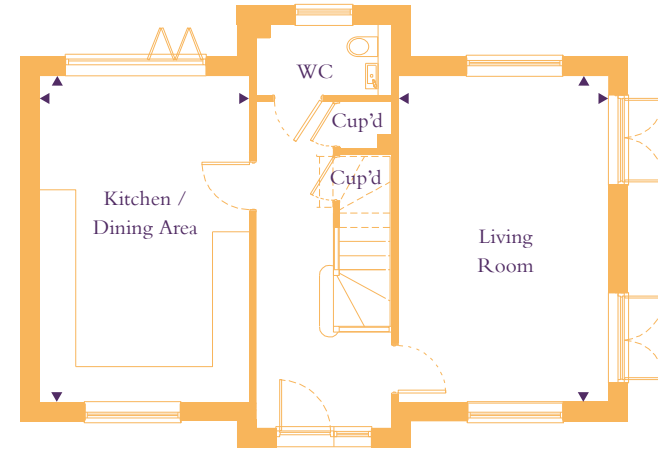
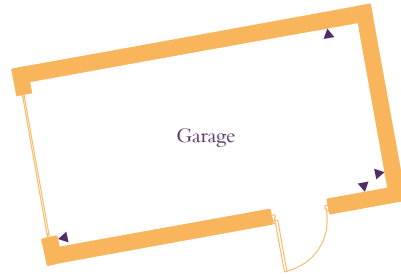


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Plot 14 OCKLEY GRANGE

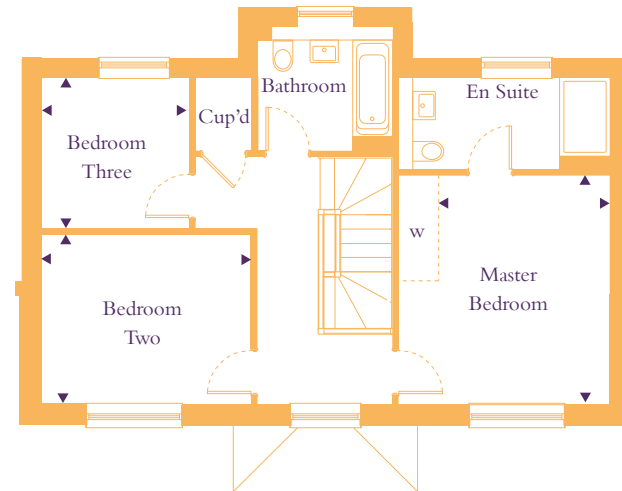
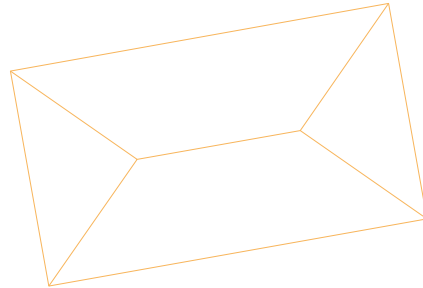
GROUND FLOOR

	Metric		Imperial	
Living Room	5.73	x 3.69	18'10	x 12'1
Kitchen / Dining Area	5.73	x 3.69	18'10	x 12'1
Garage	5.90	x 2.98	19'4	x 9'9



FIRST FLOOR

	Metric		Imperial	
Master Bedroom	4.01	x 3.03	13'2	x 9'11
Bedroom Two	3.69	x 2.97	12'1	x 9'9
Bedroom Three	2.63	x 2.60	8'8	x 8'6



Nett Internal Floor Area
120sq m (1292sq ft) excluding garage



Photography of previous Asprey Homes development

EXCEPTIONAL SPECIFICATION



KITCHEN

- Stylish quality designer fitted kitchen from Lemongrass Kitchens with stone worktops and upstands
- Smeg: double oven
- Smeg: microwave, 5 ring gas on glass hob, stainless steel extractor canopy
- Glass splash back
- Smeg: integrated 70:30 fridge/freezer
- Smeg: integrated dishwasher
- Smeg: integrated washing machine
- Removable cupboard in kitchen for tumble dryer
- Ceramic tiled floor
- Polished chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters



BATHROOM, EN SUITE & CLOAKROOM

- Contemporary Villeroy & Boch white sanitary ware
- Polished chrome taps and fittings
- Aqualisa digital shower with remote controlled operation, or Aqualisa Dream shower, or Aqualisa Aquamixa Thermo over bath
- Basin cabinet in Bathroom and En Suite
- Generous fitted mirrors
- Polished chrome heated ladder towel rail to Bathroom and En Suite
- Stylish ceramic wall and floor tiles



Photography of previous Asprey Homes development



HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows, Bi-fold or French patio doors
- Oak veneered internal doors with chrome furniture
- Fitted wardrobe to Master Bedroom
- Coving to all rooms, excluding Bathroom and En Suite
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- Gas central heating to radiators
- Mains pressure sealed water system
- Feature fireplace in the Living Room with fitted gas fire (except Plots 4-7 and 14)
- Satellite dish** and TV aerial provided
- Provision to be able to receive TV/Sky reception in Kitchen/Breakfast Room (except Plots 4-7), Study and all Bedrooms, with TV/Sky+ points (Distribution and Sky box(es) not supplied) in Living Room and Master Bedroom plus, where applicable, Family Room and Dining Room
- BT points are provided in Kitchen/Breakfast Room, Living Room, Family Room, Study and all Bedrooms
- Lighting and power in loft

SECURITY FEATURES

- Fitted alarm system covering home and Garage. Panic button in Master Bedroom, Garage and inside the front door
- Mains operated smoke alarms fitted to Hall and Landing with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNALLY

- Single Garage with at least one parking space per property
- Light and power to Garage
- Landscaped front garden
- Turfed rear garden
- Paved patio to rear
- Rear garden enclosed by close-boarded fencing
- External tap
- External power socket
- Landscaped communal areas
- Lighting to communal areas

ENERGY EFFICIENCY AND GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the home owner

MAINTENANCE

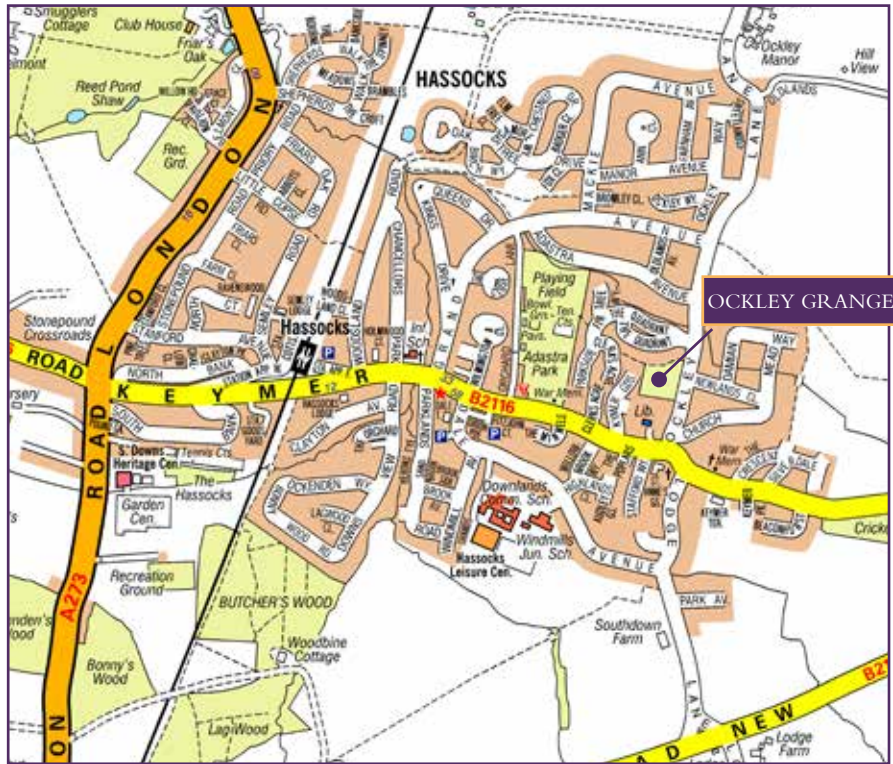
- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges.
- Once the development is completed ownership of the Management Company will be transferred to the home owners

TENURE

- Freehold

** Satellite dish to be fitted where possible. Reception quality cannot be guaranteed

A LOCATION that's hard to beat



Hassocks, with spectacular views overlooking the South Downs, is rural living at its best but the village is ideally situated, having links by both rail and road to London, Gatwick Airport and the Sussex coast. Hassocks is extremely well connected being on the main London to Brighton line. The journey by train from Hassocks to London Victoria takes just under the hour and to Gatwick Airport approximately 22 minutes. In the opposite direction, you can reach Brighton in 9 minutes.* By road Gatwick Airport is just under 22 miles via A23 and M23, whilst junction 7 of the M25 is just under 30 miles, also via A23 and M23.

*Source – National Rail

Satellite Navigation: BN6 8BA

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