



POLLARDS ORCHARD, DITCHLING COMMON, BURGESS HILL, WEST SUSSEX,
RH15 0SE

Offers in the Region Of £995,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



in brief points

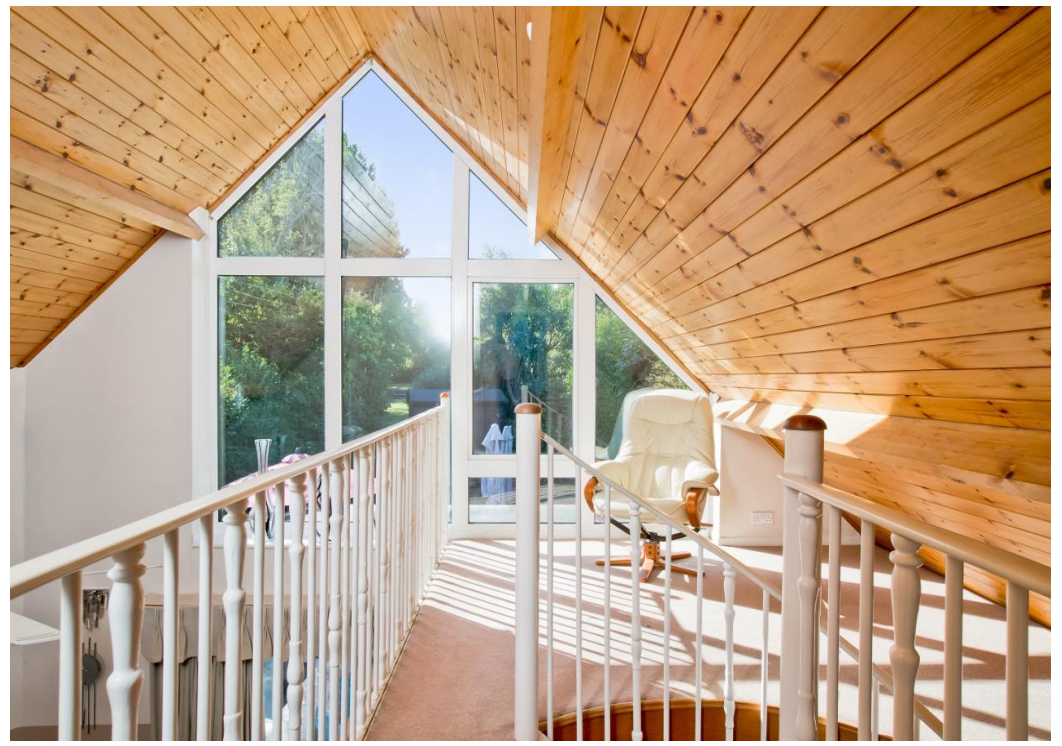
A unique 4 bedroom detached chalet house built in 1987, standing in grounds of just under 1 acre surrounded by the stunning grounds of Ditchling Common. Although situated in a semi rural location, the property offers easy access to Burgess Hill and Haywards Heath, both with their mainline railway stations.

Ground Floor: Entrance Lobby – Dining Hall – Kitchen – Utility Room – Rear Lobby – Sitting Room – Conservatory – Bedroom & Ensuite – 2 Further Bedrooms – Family Bathroom

First Floor: Stunning Master Bedroom & Ensuite – Mezzanine Area – Loft Space

Outside: Five Bar Gate to Driveway – Parking – Double Garage – South Facing Grounds Extending to Just Under 1 Acre – Timber Chalet – Stable & Tack Room





in more detail.....

Pollards Orchard is a unique detached chalet residence set in beautiful grounds extending to just under 1 acre in a delightful rural location in the heart of Ditchling Common.

This unusual home offers versatile accommodation featuring a stunning dual aspect living room with wood burning stove, pine panelled ceiling with doors opening to a large double glazed conservatory. A spiral staircase leads to the galleried first floor. There is a separate dining hall, comprehensively fitted kitchen with vaulted pine ceiling complete with appliances and a utility room with rear lobby. There are 3 ground floor bedrooms, one with an ensuite shower room plus a luxurious family bathroom.

However a particular feature is the generous master suite which occupies the first floor enjoying wonderful open views across fields and incorporating a newly fitted contemporary shower room with a double size cubicle. There is a useful separate study area and a galley with views over the south facing garden.

Services: Oil central heating. Private drainage. Mains water and electricity.

Local Authority: Mid Sussex District Council – 01444 458166 **EPC Rating: G**



location...

Haywards Heath – 3.9 miles

Brighton – 10.5 miles

Lewes – 9.3 miles

Gatwick Airport – 18 miles via
A23/M23 (30 minutes)

Schools:

Birchwood Grove Primary School 1.2
miles

The Burgess Hill Academy (1.8 miles)

St Pauls Catholic College (5 miles)

Public Schools:

Burgess Hill School for Girls (1.3 miles)

Hurstpierpoint College (5.2 miles)

Great Walstead School (6.2 miles)

Ardingly College (7 miles)

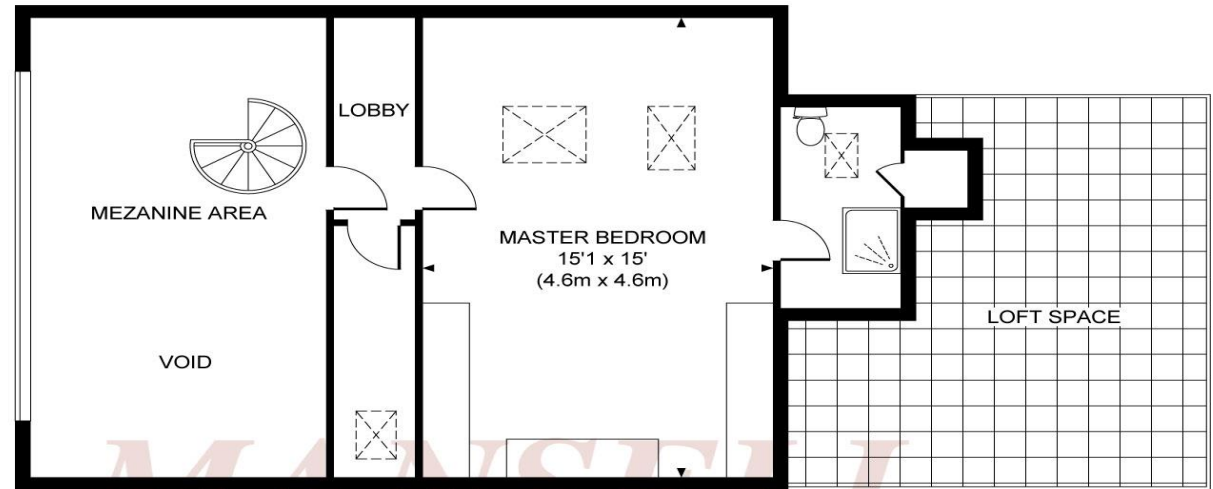
Stations: Burgess Hill Mainline Railway

Station (London Victoria/London

Bridge 55 mins and Brighton 20 mins)

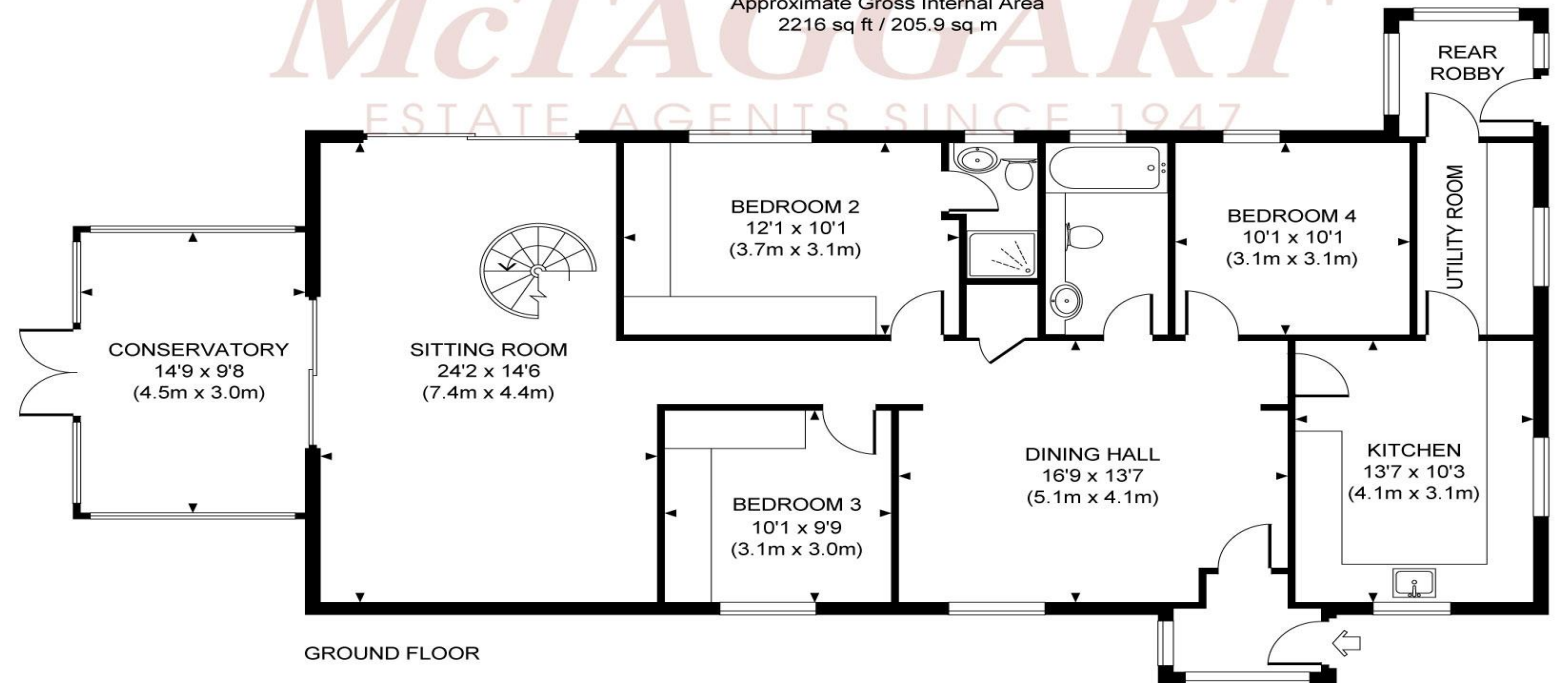
1.5 miles.

Services: Oil central heating. Private
drainage. Mains water and electricity.



FIRST FLOOR

Approximate Gross Internal Area
2216 sq ft / 205.9 sq m

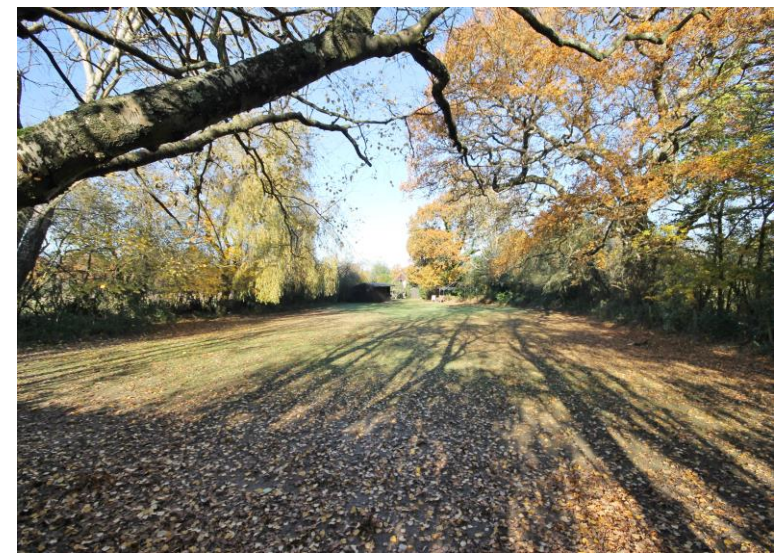




outside...

There is a double garage approached by pebblestone driveway offering parking for numerous vehicles. The beautiful grounds enjoy a favoured southerly aspect arranged with a two tier composite decking. There is a timber chalet , a 12' x 11' stable and an 11'6 x 7'6 tack room. The whole is enclosed by a mature screening of trees and hedgrows offering privacy and shelter. There is a separate entrance to the far end of the garden providing access to the stables, ideal for those wishing to keep one or two ponies.

Situated in this rural location in the heart of Ditchling Common lying just west of the B2112 approximately 2 miles from Burgess Hill and 3.9 miles south of Haywards Heath both of which offer a wide range of shops, a mainline railway station providing an excellent commuter service to London, a modern leisure complex, an array of restaurants and several well regarded schools catering for all age groups. The South Downs National Park is close at hand offering a natural venue for countryside walks, the cosmopolitan city of Brighton and the Coast is just 10.5 mile distant whilst the A23 is less than 6 miles to the west providing a direct route to the motorway network and Gatwick Airport (18 miles).



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

more details from Mansell McTaggart...

20 Station Road, Burgess Hill, West Sussex, RH15 9DJ email: bh@mansellmctaggart.co.uk

Tel: 01444 235665

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