



Wharfedale Cottage

11 FIELDWAY | DITCHLING | EAST SUSSEX | BN6 8UA

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Situation

A well extended and spacious family house surrounded by glorious landscaped gardens set in a central village location benefiting from a large timber studio and ample off street parking

Ditchling, with its beautiful views of the South Downs, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of outstanding state and private schools for all ages.

Centrally located yet tucked away along a private road 'Wharfedale' is a wonderfully spacious family house that has evolved over time. With origins dating back to 1930's the property has been substantially enlarged and skilfully reconfigured with scope for further enlargement if required (stnc). Contemporarily styled, the property is wonderfully light throughout with large bay windows and glazed patio doors looking out onto the beautifully landscaped gardens. 3 large reception rooms reside on the ground floor including an open plan dining/family room at the rear of the house looking out over the landscaped rear garden. The sitting room and family room are accessed via the large reception hall. The kitchen has a range of integrated appliances and also resides at the rear of the property with a useful utility room providing further space and plumbing for appliances. There is also the benefit of a ground floor shower room. Stairs lead to the first floor where 4 bedrooms and a family bathroom reside. It should be noted that the sizable principal bedroom suite benefits from glorious views of the South Downs along with an en-suite shower room and separate dressing room. The quaint and peaceful location continues into the ethos of the private rear gardens which are arranged over 2 tiers. Manicured lawns and paved seating areas are softened by weaving well stocked shrub and plant beds along with scattered specimen trees and water features. There is a sizable timber studio benefiting from light and power along with a detached garage. The driveway at the front of the property provides ample parking.



Kitchen

- » Modern wall and base units
- » Caesarstone worksurfaces with inset sink and drainer
- » Inset 'Neff' electric hob and extractor fan over
- » Integrated 'Neff' electric oven
- » Inset 'Neff' oven
- » Tiled splash backs



Bathrooms

Ground Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floors



Family Bathroom

- » Panelled bath with wall mounted shower
- » Vanity bar with inset wash hand basin and cupboards under
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Half tiled walls

En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Corner shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin with drawers under



Specification

- » Wall mounted 'Valliant' gas fired boiler located in the outside store
- » Utility room
- » Modern 'Morso' multi fuel burner with slate hearth in the family room
- » Principal bedroom suite with dressing room and en-suite shower room
- » Glorious views of the South Downs from the south facing bedrooms
- » Sizable garden studio with light and power
- » Landscaped garden with a wealth of specimen trees
- » Detached garage
- » Driveway with parking for several cars



External

The property is approached via timber gates over a paved driveway leading to the detached garage located at the side of the property. The front garden is paved for ease of maintenance, privately fenced and bordered by mature shrubs and well stocked plant beds. Side access to the rear garden is via a timber gate where a large paved patio adjoins the rear of the property, leading to lawn. All being bordered by mature trees, shrubs and a water feature. Steps lead down to a further expanse of lawn housing a range of specimen trees including a large apple tree and silver birch tree. Well stocked shrub and plant beds border and intersperse the lawn, along with a paved patio area and further water feature. There is the benefit of a sizable timber, insulated studio with light and power, having a multitude of uses.





Transport Links

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|------------------------------|-------------------|
| Hassocks Train Station | approx. 1.5 miles |
| Haywards Heath Train Station | approx. 6.5 miles |
| London Victoria By Train | approx. 45 mins |
| A23 Slip Road | approx. 3 miles |
| Brighton | approx. 9 miles |
| Gatwick Airport | approx. 25 miles |

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Fieldway, Ditchling, BN6 8UA

Approximate Gross Internal Area = 232.7 sq m / 2505 sq ft

Studio = 26.1 sq m / 281 sq ft

Garage / External Store = 19.5 sq m / 210 sq ft

Total = 278.3 sq m / 2996 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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