



Freckborough Manor

DITCHLING COMMON | EAST SUSSEX | RH15 0SE

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Situation

A character filled detached country house, set in approximately an acre of beautiful gardens and grounds with outdoor heated swimming pool and tennis court

Ditchling Common with its beautiful rural views is on the border of the historic village of Ditchling 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 town of Burgess Hill, with its mainline train station is a short drive away and provides regular rail services to London and a more comprehensive array of shops and schooling for all ages.

With origins believed to date back to the 15th Century 'Freckborough Manor' is a beautiful country house set in approximately an acre of landscaped gardens and grounds. Having been sympathetically maintained and extended over the years, the property tastefully blends new with old enhancing the charm and character of this historic building. Features include a central fireplace with sizable inglenook, a wealth of exposed beams throughout and oak floorboards synonymous with its timeless era. Reception space is plentiful on the ground floor with uncharacteristically light and well-appointed rooms. The kitchen has a range of integrated appliances along with granite worksurfaces, which continue into the utility room. Of particular note is the most recent addition of a glorious orangery looking out over the garden. Five bedrooms reside on the first floor with the triple aspect principal bedroom benefiting from en-suite facilities. Two contemporary styled bathrooms service the remaining bedrooms. The sizable grounds in which the property sits have been wonderfully maintained with manicured lawns interspersed with large well stocked shrub and plant beds and mature trees. Various stone patios provide places to relax or entertain and there is the benefit of a heated outdoor pool and fully fenced hardcourt tennis court. Accessed via electric wrought iron gates and a shingle driveway to the front of the property providing ample parking.



Kitchen

- » Shaker style wall and base units including glass fronted display cabinets
- » Granite worksurfaces
- » Two inset stainless steel sinks
- » Inset 4 ring 'Neff' electric hob
- » Fitted 'Neff' electric oven
- » Fitted 'Neff' fridge freezer
- » Fitted 'Neff' slimline dishwasher
- » Fitted wine cooler



Bathrooms

Family Bathroom

- » Free standing bath with wall mounted taps
- » Wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls and floor



'Jack & Jill' Bathroom

- » Free standing 'Jacuzzi' bath
- » Fully tiled wet area with wall mounted taps and floor to ceiling glazed screen
- » Low level w.c. suite with concealed cistern
- » Two wall mounted wash hand basins
- » Tiled floor with electric underfloor heating

En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Wash hand basin
- » Heated ladder style towel radiator



Specification

- » Floor mounted oil fired 'Boulter' boiler
- » Sizable utility room
- » Electronically controlled wrought iron entrance gates
- » Shingle driveway with parking for several cars
- » Gardens and ground of approximately an acre
- » Outdoor heated swimming pool (heated via an air source heat pump)
- » Fully fenced outdoor hardcourt tennis court
- » Private drainage



External

The property is approached via electronically controlled wrought iron gates over a shingle driveway providing parking for several cars. A brick paved path leads to the front door and runs all the way around the house. Various paved patios adjoin the rear of the property and the orangery. Wonderfully maintained lawns are interspersed with well stocked shrubs, plant beds and trees. A pergola covered path leads to the heated outdoor pool with a large timber summer house. Further to the pool is a fully fenced outdoor hardcourt tennis court. The boundaries are denoted by hedgerow and post and rail fence.





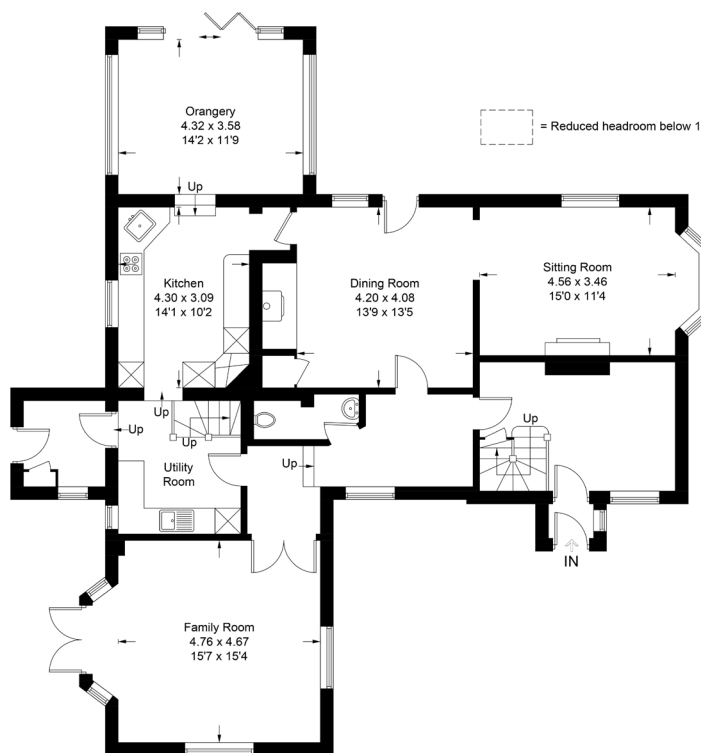
Freckborough Manor, Ditchling Common, RH15 0SE

Approximate Gross Internal Area = 250.6 sq m / 2697 sq ft



Transport Links

Burgess Hill Station	approx. 3.6 miles
Hassocks Station	approx. 3.6 miles
London Victoria By Train	approx. 1.9 mins
A23 Slip Road	approx. 7.1 miles
Brighton	approx. 10.9 miles
Gatwick Airport	approx. 17.8 miles



Ground Floor



First Floor

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

A buyer is advised to obtain verification from the solicitor.

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