



Claylands Cottage

UNDERHILL LANE | CLAYTON | WEST SUSSEX | BN6 9PJ

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Situation

A stylish and significantly updated country property located in a semi rural location in the lea of the South Downs, set in approximately five acres of gardens and grounds with swimming pool and extensive equestrian facilities

The property is situated along a quaint and quiet country lane within Clayton, a true Sussex hamlet. 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 revered state and private schools for all ages.

'Claylands Cottage' has been considerably and sympathetically updated by the current vendor with impeccable attention to detail creating a country home set in quintessential cottage gardens. Immaculately presented this wonderful house boasts flexible accommodation over two floors. The newly fitted bespoke, handcrafted kitchen/dining room has a contemporary style yet retains a wealth of charm and character including an electric 'Aga' and a selection of luxury integrated units. The large sitting room is gloriously light and has a focal inglenook fireplace with modern wood burning stove. Flexibility comes in the form of a ground floor bedroom with en-suite bathroom. Stairs lead to the first floor where two further bedrooms reside serviced by en-suite shower rooms. It should be noted that the principal bedroom has a balcony looking out towards the South Downs. Both private and basking in the glorious southerly views, the quintessentially English cottage gardens, surround the property comprising formal lawns with well stocked and colourful borders mature specimen trees, along with a heated swimming pool. Extensive equestrian facilities include five double aspect stables, a tack room, and a feed store/haybarn, all set within the stable yard with gated access. Further to this is a large 22m x 50m sand school, paddocks and a barn/ garage with ample parking and turning area for several vehicles. The gardens and grounds amass to approximately five acres in total.



Kitchen

- » Bespoke wall and base units
- » Oak block worksurfaces
- » 'Total Control' electric three oven 'AGA'
- » Inset 'Butler style' sink with 'Quooker' instant boiling water tap and filtration and chiller unit
- » Range of integrated appliances
- » Tiled floor



Bathrooms

Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Wash hand basin
- » Heated towel radiator

Shower Room

- » Fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin

Shower Room

- » Tiled shower cubicle with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin



Specification

- » Newly fitted bespoke, handcrafted kitchen
- » Underfloor heating to the ground floor via air source heat pump
- » Principal bedroom with en-suite shower room and balcony
- » Heated outdoor swimming pool with air source heat pump
- » Five double aspect stables, a tack room, and a feed store/haybarn
- » Approximately 22m x 50m sand school
- » Approximately five acres of gardens, grounds and paddocks
- » Barn/garage with ample parking and turning area for several vehicles



External

The property is approached over a driveway providing parking for a couple of cars. A large paved patio adjoins the property on the south side with stunning views and a heated outdoor swimming pool. Lawns to the front and rear of the property are bordered by mature well stocked shrub and plant borders along with established trees. Extensive equestrian facilities include five double aspect stables, a tack room, and a feed store/haybarn, all set within the stable yard with gated access. To the rear of the property is a large 22m x 50m sand school, paddocks and a barn/garage with ample parking and turning area for several vehicles. The gardens, grounds and paddocks amass to approximately five acres in total.





Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 8.1 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 7.6 miles
Gatwick Airport	approx. 23.1 miles

Consumer protection from unfair trading regulations 2008

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.



Underhill Lane, Clayton BN6

Approximate Gross Internal Area = 145 sq m / 1558 sq ft
 Approximate Outbuildings Internal Area = 107 sq m / 1149 sq ft
 Approximate Total Internal Area = 252 sq m / 2707 sq ft
 (excludes restricted head height)



Ground Floor

IN



First Floor



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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