



Lockstrood Farm

DITCHLING COMMON | BURGESS HILL | EAST SUSSEX | RH15 0SJ

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Situation

A character filled Grade II listed period house set in private and beautifully maintained gardens and grounds of approximately 1.8 acres

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.

Believed to date back to the mid 1500's, this exceptional period house exudes character and timeless charm while offering the comfort and convenience of modern living. Immaculately presented throughout, the house has evolved over the centuries incorporating former farm buildings into its generous footprint. The most recent addition is a stunning kitchen/dining/family room which is the heart of the home, boasting underfloor heating, an abundance of natural light and patio doors that open directly out onto the rear garden. Reception space is plentiful, including a study, a dedicated cinema/games room and a welcoming sitting room featuring an impressive inglenook fireplace with a wood burning stove. The ground floor also offers a modern, stylish shower room, along with a utility and a practical boot room. The first floor provides three well appointed bedrooms with the principal bedroom enjoying a glorious triple aspect and a luxurious en-suite bathroom complete with freestanding bath. A staircase from the landing leads to a versatile loft space. The house is set in approximately 1.8 acres of established gardens and grounds with sweeping lawns, areas of wild grass and richly planted borders. A comprehensive kitchen garden includes two greenhouses, raised vegetable beds and an orchard abundant with apples, plums, and damson trees. At the far end, a peaceful coppice adds to the property's natural charm. A gated driveway to the front of the property provides ample parking and access to a detached garage.



Kitchen

- » Shaker wall and base units
- » Granite work surfaces
- » Inset 'Butler style' sink
- » Space for range gas cooker
- » Integrated dishwasher
- » Space for 'American style' fridge freezer
- » Integrated microwave
- » Central island unit with oak block work surfaces and a selection of cupboards and drawers beneath
- » Tiled floor with underfloor heating



Bathrooms

Ground Floor Shower Room

- » Large fully tiled walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Modern free standing wash hand basin with cupboards under
- » Tiled floor with electric underfloor heating



Principle Bedroom En-Suite Bathroom

- » Free standing bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Slate tiled floor with electric underfloor heating



Specification

- » Gas fired 'Worcester' boiler
- » Underfloor heating in the kitchen/dining/family room
- » Electric underfloor heating in the ground floor shower room and en-suite bathroom
- » Landscaped gardens of approximately 1.8 acres
- » Shepherd's hut (negotiable)
- » Attached garage
- » Driveway with parking for several cars



External

The property is accessed via a timber five bar gate and approached over a tree lined driveway offering ample parking for multiple cars and access to the attached garage. The beautifully maintained gardens wrap around the property predominantly laid to lawn and bordered by mature hedgerow and established trees providing a sense of privacy and space. To the rear, a paved patio with further shingle seating areas extends from the property featuring an inset heated swimming pool. Adjacent lies a kitchen garden bordered with a post and rail fence complete with two greenhouses and a variety of raised vegetable beds, ideal for keen gardeners. A large timber shed offers additional storage. On the northern side, an orchard boasts a variety of fruit trees, including apples, plums, pears, and damsons. Nestled at the end of the garden to a small coppice area on the eastern boundary is a delightful shepherd's hut, available by separate negotiation.





Ditchling Common, Burgess Hill, RH15 0SJ

Approximate Gross Internal Area = 339.0 sq m / 3649 sq ft

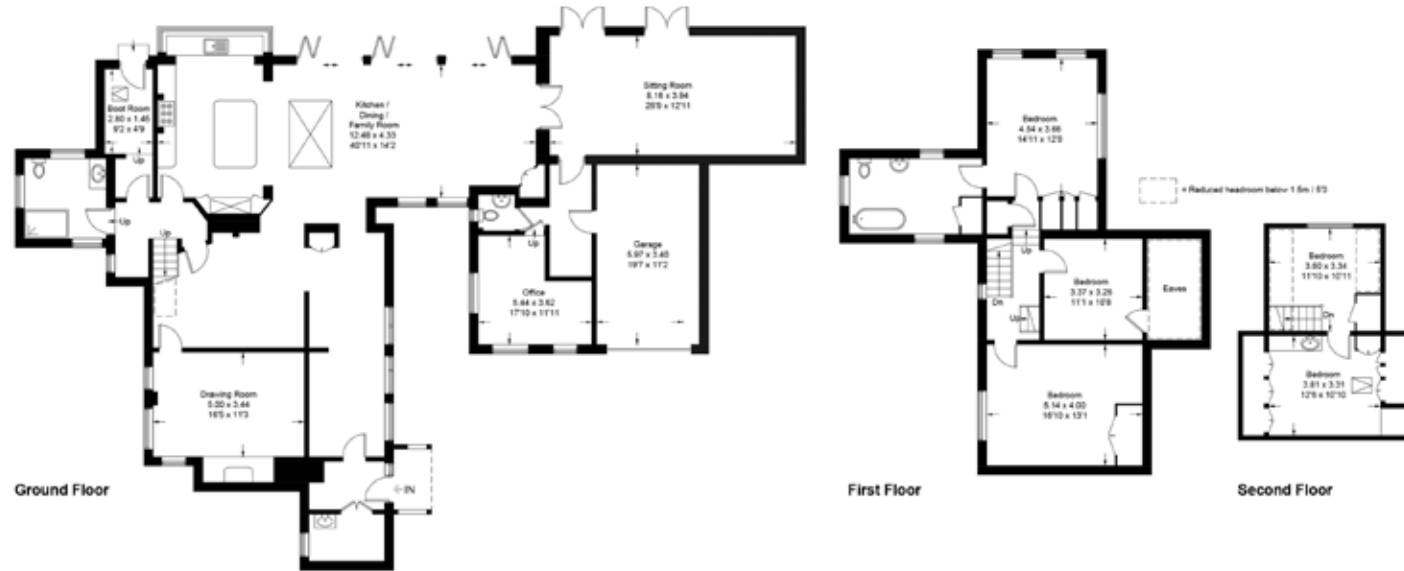


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Transport Links

Burgess Hill Station	approx. 2.7 miles
Haywards Heath Train Station	approx. 3.5 miles
London Victoria By Train	approx. 45 mins
Brighton	approx. 11.3 miles
Gatwick Airport	approx. 19.9 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.

A buyer is advised to obtain verification from the solicitor.

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34 HIGH STREET, DITCHLING, EAST SUSSEX, BN6 8TA

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