



Bratton House

1 CHARLTON GARDENS | DITCHLING | EAST SUSSEX | BN6 8WA

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Situation

A sizable detached family house, situated along a private road in a central village position, benefiting from a landscaped gardens, off street parking and a detached double garage

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church and two public houses which include The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London as well as a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, within easy reach of the village.

Occupying a highly enviable and central position along a private road, this substantial detached residence enjoys immediate access to all the amenities the village has to offer. Constructed in 2000 by 'Hillreed Homes', the property offers approximately 3,218 sq ft of accommodation (including the double garage) and is ideally suited to modern family living. A spacious and light-filled reception hall sets the tone, giving way to four versatile reception rooms, including a generous sitting room with a striking fireplace and direct access to the rear terrace. The well appointed kitchen/breakfast room features a characterful 'Aga' and is complemented by a practical utility room. Upstairs, a galleried landing leads to four well proportioned bedrooms and a family bathroom. Both the principal suite and bedroom two benefit from en-suite facilities, while all bedrooms include ample fitted wardrobes. The south facing rooms also enjoy elevated views across to the glorious South Downs. The beautifully landscaped rear garden faces east and has been thoughtfully designed to offer a variety of spaces, including manicured lawns, a paved pergola covered terrace overlooking an immaculate knot garden and a tranquil seating area with an ornamental pond and summer house. A rich tapestry of mature shrubs, colourful borders, and elegantly shaped trees provide year-round interest and privacy. To the front, a generous driveway offers off street parking for a couple of vehicles and access to a large detached double garage.



Kitchen

- » Wall and base units
- » Granite Worksurfaces
- » Twin inset sinks
- » Electric 'Aga' with extractor fan over
- » Integrated 'Bosch' microwave
- » Integrated 'Bosch' dishwasher
- » Integrated fridge freezer
- » Integrated 'Zanussi' oven/grill
- » Welsh slate flooring



Bathrooms

Family Shower Room

- » Walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin
- » Heater ladder style towel radiator
- » Tiled floor



Principal Bedroom En-Suite Bathroom

- » Paneled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Bidet
- » Low level w.c. suite with concealed system
- » Inset wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Bedroom Two En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin

Specification

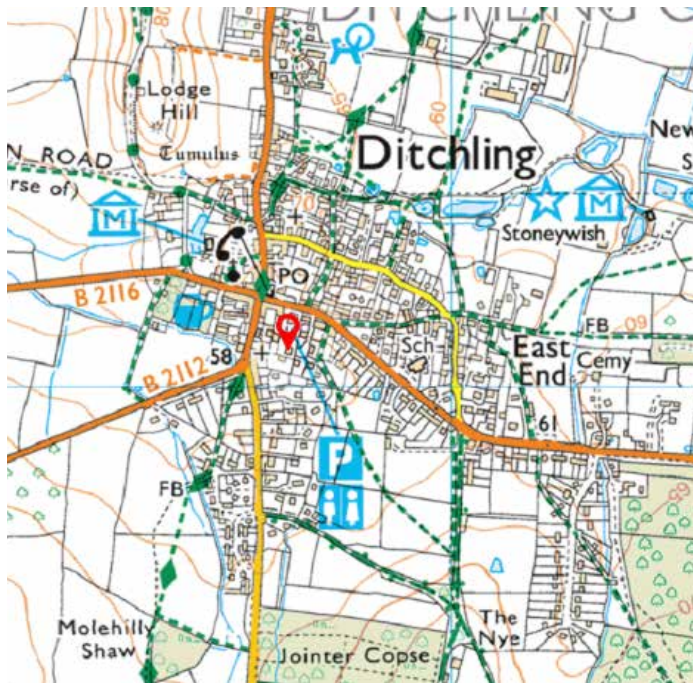
- » Wall mounted 'Worcester' boiler located in the utility room
- » Oak flooring in reception hall and sitting room
- » Useful utility room
- » Glimpses of the South Downs from the south facing bedrooms
- » Beautifully landscaped east facing gardens
- » Detached double garage
- » Paved driveway parking for two vehicles



External

The property is approached via a paved path leading to the front door, with a generous driveway providing off street parking for a couple vehicles and access to the detached garage. A wrought iron gate offers side access to the beautifully landscaped rear garden, where two manicured lawns are elegantly divided by a central knot garden. A pergola covered paved terrace provides a perfect spot for outdoor dining, while a tranquil ornamental pond and additional stone terrace offer alternative seating areas to enjoy the sun throughout the day. The garden is softened by a variety of mature shrubs and vibrant, well stocked flower beds, creating a wonderfully private and peaceful setting. Pedestrian access is also available to the detached garage from the garden.





Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 26 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.

Charlton Gardens, Ditchling, BN6 8WA

Approximate Gross Internal Area = 258.8 sq m / 2786 sq ft

Garage = 36.6 sq m / 394 sq ft

Summer House = 3.5 sq m / 38 sq ft

Total = 298.9 sq m / 3218 sq ft

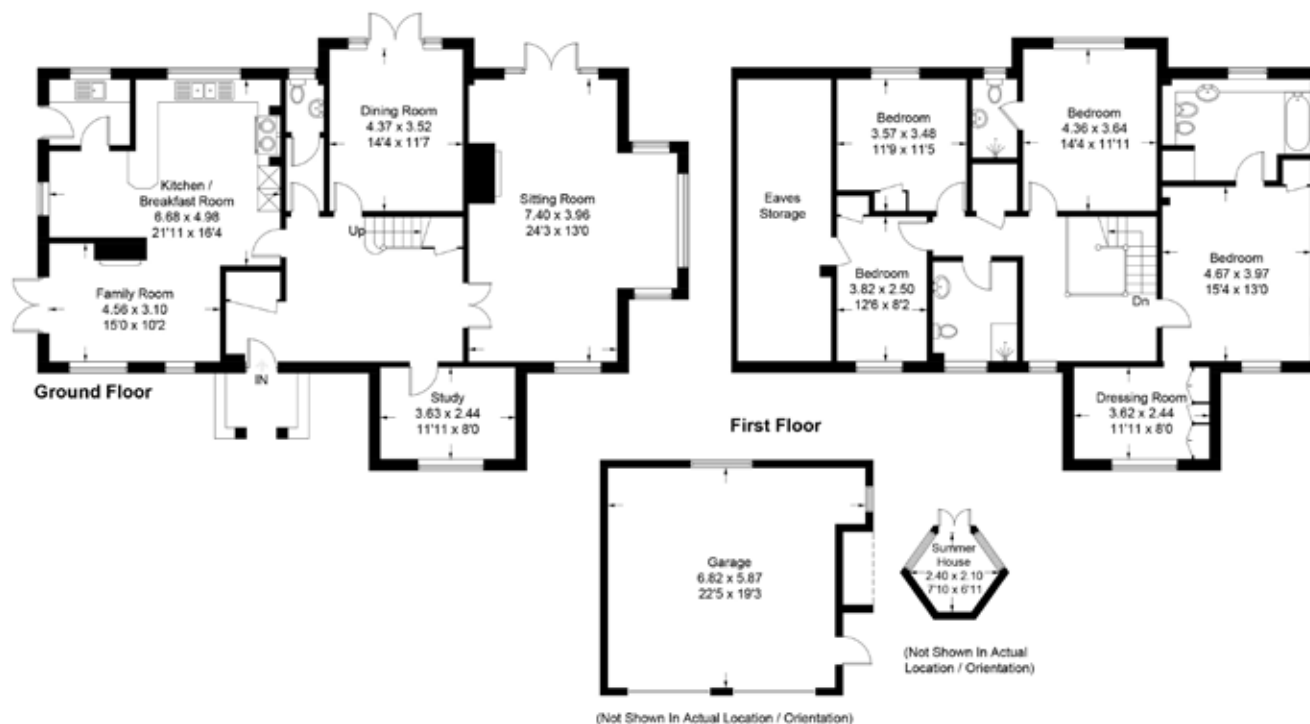


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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