



Holly House

37 SHIRLEYS | DITCHLING | EAST SUSSEX | BN6 8UD

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Situation

A spacious family house situated prominently within its glorious private south facing gardens with scope for further enlargement, heated outdoor swimming pool and attached 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 including 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 and 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, all within easy reach of the village.

Tucked away at the end of a quiet and sought after residential road this substantial family home has evolved over time to offer expansive and versatile living space ideally suited to modern family life. The ground floor boasts three well proportioned reception rooms including a refined sitting room with a striking focal fireplace and elegant patio doors that open directly onto the rear garden. The heart of the property is a generous open plan kitchen, superbly appointed with a range of integrated appliances and flowing seamlessly into a spacious dining area. A comprehensive utility room sits adjacent providing excellent storage and practical space. A family room, complete with its own cloakroom/w.c. and a second utility area offers flexibility for a variety of uses, be it a home office, gym or studio. The first floor is equally impressive offering four double bedrooms served by a family bathroom. Of particular note, is the principal suite complete with a walk in dressing room and luxurious en-suite shower room. The second floor features an additional bedroom/study, along with loft storage, offering further flexibility and space. Outside, the south-facing rear gardens are wonderfully private and perfectly designed for both relaxation and entertaining. A large heated outdoor swimming pool is set into paved terraces that adjoin the rear of the property accompanied by a charming pool house. The remainder of the garden comprising rolling lawns interspersed with mature trees and an abundance of colourful well stocked shrub and flower beds. A walled kitchen garden lies to one side offering raised vegetable beds and a selection of fruit trees. To the front, a generous driveway provides parking for multiple vehicles and gives access to the attached double garage with an additional adjoining store.



Kitchen

- » 'Poggenpohl' wall and base units
- » Corian worksurfaces with breakfast bar
- » 'Tweeny' waste disposal unit
- » 'Britannia' dual gas/electric range
- » Extractor fan over
- » Fitted proline microwave
- » Space for dishwasher
- » Space for 'American style' fridge freezer



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Inset sink
- » heated ladder style towel radiator
- » Tiled walls



Principal Bedroom En-Suite Shower Room

- » Large walk in shower with hand shower attachment
- » Low level w.c. suite
- » 'Corian' vanity bar with twin inset sinks
- » Fitted cupboards
- » Heated ladder style towel radiator



Specification

- » Two 'Glow Worm' gas fired boilers located in the boiler room
- » Useful utility room
- » Boiler room
- » Ground floor office with w.c. and further utility room
- » First floor airing cupboard
- » Principal bedroom suite with walk in dressing room and en-suite shower room
- » Scope to further enlarge (stnc)
- » Heated outdoor swimming pool
- » Outdoor pool house including pump room
- » Private landscaped rear gardens
- » Attached double garage with attached store



External

The property is approached over a generous paved driveway with ample parking for multiple vehicles and provides access to an attached double garage with an adjoining store room. The south facing rear gardens offer exceptional privacy and have been thoughtfully landscaped to create a tranquil and highly functional outdoor setting. A large heated swimming pool is beautifully integrated into a paved sun terrace that adjoins the rear of the property accompanied by a well equipped pool house ideal for summer entertaining. Beyond, the gardens extend with glorious lawns framed by a variety of mature trees, along with richly stocked flower beds and herbaceous borders that provide year round interest and colour. A charming walled kitchen garden lies to one side, complete with productive vegetable beds and an array of established fruit trees.





Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8.6 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.

Shirleys, Ditchling, BN6 8UD

Approximate Gross Internal Area = 376.2 sq m / 4049 sq ft
Garage / Store / Pool House = 66.7 sq m / 718 sq ft
Total = 442.9 sq m / 4767 sq ft
(Including Eaves)



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

A buyer is advised to obtain verification from the solicitor.

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