



Lavender Blue Cottage

1 COMMON LANE | DITCHLING | EAST SUSSEX | BN6 8TJ

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Situation

A beautiful Victorian semi detached family house having been substantially enlarged and exquisitely updated with contemporary landscaped gardens and off street parking

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.

This striking semi detached Victorian home has been substantially and sympathetically extended, effortlessly blending period charm with modern design. The ground floor offers a wealth of reception space with two elegant rooms positioned at the front of the house with the family room benefiting from a focal wood burning stove. To the rear, the heart of the home is a stunning kitchen/dining room, showcasing vaulted ceilings, purposefully exposed beams and expansive bi-fold doors that open directly onto the landscaped garden and patio area. The bespoke kitchen is beautifully appointed with a range of luxury integrated appliances and a central island unit, while underfloor heating runs throughout the addition, adding a layer of modern comfort to the timeless character. The first floor provides three well proportioned bedrooms and a stylish family bathroom all finished to a high standard. Occupying the second floor, the principal suite offers wonderful space complete with a dedicated dressing area and a luxurious en-suite bathroom. The rear garden has been thoughtfully landscaped in a sleek contemporary style featuring a large terrace with an integrated barbeque and seating area. Steps lead to a level lawn, bordered by well stocked shrub and plant beds and complemented by a timber clad garden studio and attached workshop, both equipped with light and power and having a multitude of uses including home office. Mature shrubs and quintessential cottage planting provide colour and depth interspersed and border the wonderful garden spaces. A private driveway provides off street parking for two vehicles.



Kitchen

- » Bespoke kitchen
- » Shaker wall and base units
- » Combination of elm and Corian worksurfaces
- » Space for range cooker
- » Integrated 'AEG' fridge
- » Integrated 'Miele' fridge
- » Centre island unit with inset double sink
- » Integrated 'Bosch' dishwasher
- » Brick block floor with underfloor heating



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Inset sink
- » Tiled floor



En-Suite Bathroom

- » Panelled bath with wall mounted shower
- » Inset wash hand basin with a selection of drawers under
- » Low level w.c. suite
- » Tiled floor



Specification

- » Wall mounted 'Ideal' gas fired boiler located in the kitchen/dining room
- » Underfloor heating in the kitchen/dining room
- » Bespoke 'Hartley Quinn Wilson' kitchen
- » Principal bedroom suite with dressing area and luxurious en-suite bathroom
- » Contemporary landscaped gardens
- » Modern studio with light and power
- » Attached workshop
- » Kitchen garden with potting shed and raised vegetable beds
- » Driveway with parking for a couple of vehicles



External

The property is approached over a shingle driveway with parking for a couple of vehicles. A large brick paved terrace with rendered retaining walls and inset barbeque and seating area adjoin the rear of the property. There is a further area of secluded patio adjoining the side of the property. Steps lead up to lawn bordered by mature shrub and cottage garden planting. There is a selection of raised vegetable beds accompanied by a timber potting shed. There is the benefit of a timber clad studio with light and power with an attached workshop providing external storage. Further to this is a driveway with parking for two vehicles.





Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 25 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.

Common Lane, Ditchling, BN6 8TJ

Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft

Studio = 9.6 sq m / 103 sq ft

Total = 187.4 sq m / 2017 sq ft



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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