



Crossgoats

BEACON ROAD | DITCHLING | EAST SUSSEX | BN6 8XB

Chatt
estates



An exceptional and sympathetically updated 'Arts and Crafts' style country house set along a private lane in the most enviable of locations with views of the South Downs and beautifully landscaped gardens of approximately 1.2 acres



Situation

Ditchling, nestled within the South Downs National Park, is a historic village with 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.

'Crossgoats' is seven bedroom family house, beautifully presented and centrally positioned within approximately 1.2 acres of landscaped gardens and grounds. Believed to date from circa 1930 the property retains a wealth of period features, blended seamlessly with high quality contemporary updates. The current owners have thoughtfully remodelled and significantly enhanced the property to create a versatile home ideally suited to modern family living. Notable improvements include a newly fitted kitchen with bespoke cabinetry, stylish new bathrooms and shower rooms featuring premium sanitaryware and a more open flowing layout. At the heart of the home lies the open plan kitchen and family room with a galleried landing above and direct access to the dining room, now the social hub of the house. With generous additional reception spaces, the property also offers the potential for a self-contained annexe complete with its own kitchen and modern shower room ideal for multigenerational living or guest accommodation. The first floor features seven bedrooms all serviced by a luxuriously appointed bathroom and two additional shower rooms. The grounds are immaculately maintained and surround the home on all sides. A sweeping shingle driveway provides ample parking while the gardens, predominantly laid to lawn, feature a large, paved terrace to the rear of the property, perfect for outdoor entertaining. Additional seating areas are thoughtfully positioned throughout the grounds, including a charming small orchard and a kitchen garden with a greenhouse and vegetable beds. Further enhancing the appeal of this period home are couple of detached studios, equipped with power, lighting and hardwired internet currently used as a home office, gym and storage space offering great flexibility for a variety of uses.



Kitchen

- » Bespoke kitchen
- » Wall and base units
- » Caesarstone worksurfaces
- » Inset 'Bora' exhaust extraction hob
- » Inset double sinks
- » 2 fitted 'Miele' electric ovens
- » Space for 'American style' fridge freezer
- » Integrated 'Swiss Cave' wine cooler
- » Integrated 'Bosch' dishwasher
- » Herringbone wood flooring with underfloor heating



Bathrooms

First Floor Shower Room

- » Fully tiled walk in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Twin inset wash hand basin with cupboards and drawers under
- » Porcelain tiled floor with electric underfloor heating



First Floor Bathroom

- » Fully tiled walk in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Free standing 'Lusso' bath with wall mounted taps
- » Twin free standing wash hand basins with a selection of drawers under
- » Porcelain tiled floor with electric underfloor heating



Ground Floor Shower Room

- » Large walk in fully tiled shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Modern wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

Specification

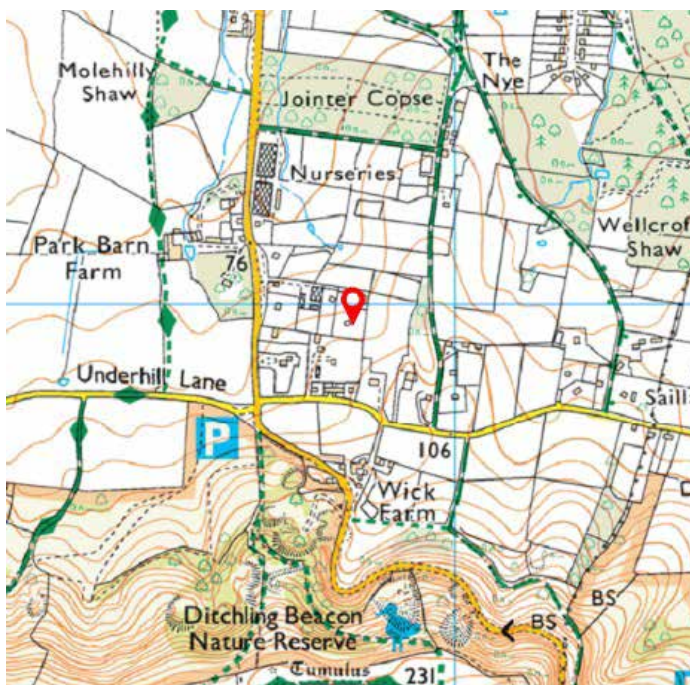
- » Floor mounted 'Grant' oil fired boiler
- » Underfloor heating in the kitchen & dining room
- » Balcony access via the first floor landing
- » Electric underfloor heating in the bathroom and both shower rooms
- » Open plan sitting room with galleried landing above
- » Herringbone wood flooring to the sitting and dining room
- » Useful utility room
- » Ground floor attached annexe with kitchen
- » Landscaped private gardens and grounds of approximately 1.2 acres
- » Insulated detached studio with light, power and phone connection
- » Insulated gym with light and power with attached store
- » Kitchen garden with greenhouse and raised vegetable beds
- » A selection of timber storage sheds



External

The property is approached via a five bar timber gate over a shingle driveway with parking for several cars. The beautifully landscaped gardens surround the property on all sides. A large paved terrace adjoins the rear of the property with stairs leading up to a further tier of garden bordered with well stocked shrub beds on either side. Within the garden there is a small orchard of specimen fruit trees along with a kitchen garden comprising a greenhouse and selection of raised vegetable beds. Access from the driveway is a detached studio with light and power along with a gym and attached store. There is further external storage with a range of timber sheds.





Crossgoats Beacon Road Ditchling, BN6 8XB

Approximate Gross Internal Area = 357.0 sq m / 3843 sq ft

Outbuildings = 47.1 sq m / 507 sq ft

Total = 404.1 sq m / 4350 sq ft

(Excluding Voids)



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

Transport Links

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 16 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.8 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.

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.

chattestates.co.uk | 01273 844500

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

Chatt
estates