



Lodge Hill House

LODGE HILL LANE | DITCHLING | EAST SUSSEX | BN6 8SR

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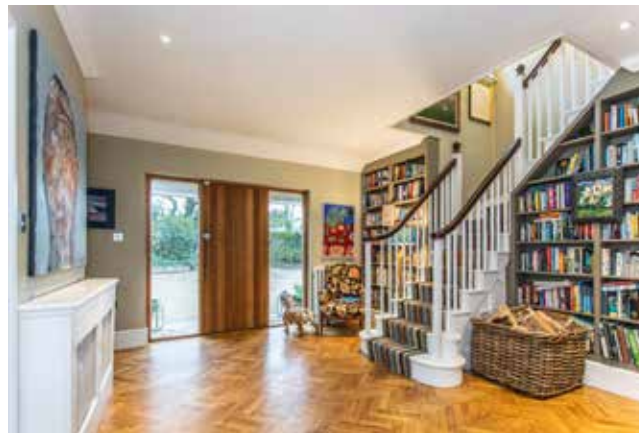


Situation

A rare opportunity to purchase a prime detached family house set in an elevated position overlooking its glorious mature gardens of approximately 2 acres with incredible outbuildings including a majestic pool complex and detached annexe including panoramic views of the South Downs

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.

Set in a highly sought after position with sweeping views across the village and out towards the South Downs, this exceptional and rarely available home has been meticulously transformed under the tenure of the current vendors. Having been thoughtfully extended and beautifully updated throughout creating a home arranged over three floors and designed with modern day living in mind. Its private gardens and grounds of approximately 2 acres, designed by a renowned local landscape designer, unfold into an exquisite blend of elegant formal gardens, a substantial kitchen garden and a series of charming informal spaces all arranged to capture and frame the stunning panoramic views. Complementing the main residence is a versatile, modern two bedroom annexe and an impressive contemporary pool and spa complex, complete with sauna, changing facilities and an outdoor tennis court creating a truly remarkable lifestyle property. With separate vehicular access and additional parking via North End, the annexe and leisure facilities offer outstanding flexibility ideal for multigenerational living.



Kitchen

- » Modern wall and base units
- » Stainless steel worksurfaces
- » Inset sink
- » Integrated 'Siemens' electric oven
- » Integrated 'Siemens' combination/microwave oven
- » Integrated 'Siemens' coffee machine
- » 2 x Integrated 'Siemens' warming drawers
- » 'Fisher & Paykel' 'American style' fridge freezer
- » Integrated 'Miele' dishwasher
- » Island unit with stainless steel worksurface, inset sink and breakfast bar
- » Inset 'Smeg' 5 ring gas hob
- » Modern extractor fan over



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Family Shower Room

- » Fully tiled shower areas with oversized rainwater shower head
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

Principal Bedroom En-Suite Shower Room

- » Large walk in shower with oversized rainwater shower head
- » Low level w.c. suite
- » Twin modern free standing wash hand basins with wall mounted drawers under
- » Heated ladder style towel radiator

Second Floor Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin with drawers under
- » Heated ladder style towel radiator



Specification

- » House is believed to date back to 1926
- » Air source heat pump servicing the annexe, pool & spa complex
- » Wall mounted gas fired 'Worcester' boiler servicing the main house
- » Photovoltaic panels
- » 2 bedroom detached annexe with independent access from North End
- » Contemporary pool & spa complex complete with sauna, changing facilities and kitchen
- » Modern detached double garage and attached utility room with en-suite shower room
- » Landscaped gardens and grounds of approximately 2 acres
- » Outdoor tennis court
- » Sizable kitchen garden comprising a range of raised sleeper beds and a sizable greenhouse



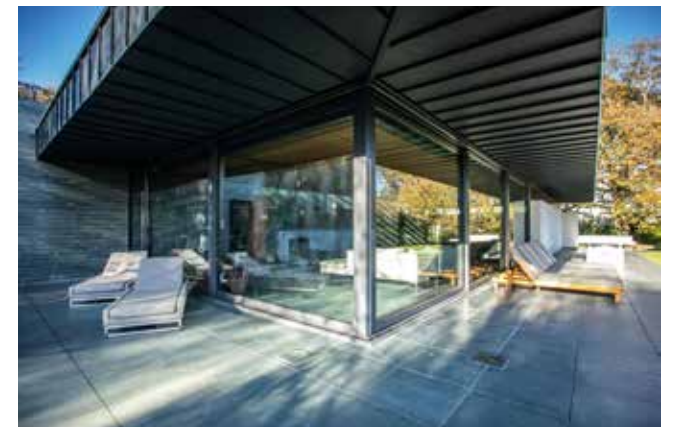
Annexe

The spacious, contemporary-style annexe has sustainability at its heart. Powered by an air-source heat pump and photovoltaic solar panels, it is ideal as accommodation for guests, an au pair, or multi-generational living. The annexe features an open-plan reception area and two generously sized double bedrooms. Outside, a large decked terrace overlooks the tennis court, perfect for relaxing or entertaining and the property also offers its own parking and private access via North End.



Pool & Spa Complex

The contemporary pool & spa complex comprises a sizable indoor pool, sauna, changing and shower facilities along with a kitchenette. Sizable floor to ceiling glazed doors open, creating an indoor/outdoor space perfect for entertaining or unwinding



Gardens & Grounds

The property is approached via a shingle driveway providing parking for several cars along with access to the detached double garage and adjoining studio. To the rear, a paved terrace adjoins the house dappled in light via a wisteria covered pergola while a generous expanse of lawn lies to one side. Steps lead down to a formal garden arranged around a central ornamental pond with a corresponding circular lawn and surrounding shingle pathway framed by formal hedging and shrubs. Beyond the timber gates lies a substantial kitchen garden, featuring a series of raised sleeper beds, shingle pathways and a sizable greenhouse. A large decked terrace overlooks the pool complex with steps descending to the next tier of lawn where the pool and spa area sit, all enclosed by mature hedging and shrubbery. A timber gate and further steps lead to the lower tier of garden where a spacious raised deck adjoins the detached two bedroom annexe. To one side of the grounds is an outdoor hardcourt tennis court and beyond this a secondary shingle driveway offering additional parking for several vehicles with independent access from North End.



The Gardens Through The Year...





Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.2 miles
Brighton	approx. 9.6 miles
Gatwick Airport	approx. 25 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.

Lodge Hill Lane, Ditchling, BN6 8SR

Approximate Gross Internal Area = 319.4 sq m / 3438 sq ft
 Garage = 64.8 sq m / 698 sq ft
 Annexe = 80.0 sq m / 861 sq ft
 Pool Complex = 196.1 sq m / 2111 sq ft
 Total = 660.3 sq m / 7108 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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