



Witton House

UNDERHILL LANE | DITCHLING | EAST SUSSEX | BN6 8XE

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Situation

A sizable country residence set in a gloriously tranquil position with the South Downs as a backdrop featuring a large annexe, leisure complex, outbuildings, all set in approximately 4.33 acres of glorious private landscaped gardens and grounds

Ditchling, with its beautiful views of the South Downs, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of revered state and private schools for all ages.

Lying at the foot of the South Downs in a tranquil and private location, this sizable property with a range of outbuildings sits centrally within its private gardens and grounds of approximately 4.33 acres. The house arranged over 3 floors has grown over the years and benefits from 4 sizable reception rooms and a lovely light conservatory. The large kitchen/breakfast room has been re fitted in recent years with the addition of a large centre island unit and a range of wall and base units all with granite work surfaces. There is a useful utility room housing a range of integrated appliances. 5 bedrooms are serviced by 3 bathrooms arranged over the first and second floor. Of particular note is the principal bedroom suite with south facing balcony and large en-suite bathroom with separate shower. Within the wonderfully landscaped gardens and grounds lies a large 3 bedroom annexe perfect for guest accommodation. Next to this is a walled outdoor heated pool and substantial pool house complete with kitchenette, shower and changing facilities along with reception areas. Access is via a set of wrought iron gates to the sweeping driveway providing ample parking and access to the attached triple garage. Beautifully maintained gardens surround the property on all sides. Various patios and terraces adjoin the property on the south side flanked by a substantial koi pond with views over the gloriously mature gardens, tennis court and the South Downs. Further land to the north includes a full size, well maintained banked football pitch and an area of copse. A selection of workshops and stores provide further storage.



Kitchen

- » Shaker style wall and base units
- » Granite work surfaces
- » Inset sink
- » Fitted 'Neff' double oven
- » Integrated 'Neff' dishwasher
- » Integrated fridge freezer
- » Integrated wine fridge
- » Centre island unit
- » Inset 'Neff' induction hob
- » Travertine tiled floor



Bathrooms

Principal Bedroom En-Suite Bathroom

- » Large inset jacuzzi bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Vanity bar with twin inset wash hand basins



First Floor Family Bathroom

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin



Second Floor Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin
- » Heated ladder style towel radiator

Specification

- » Private drainage
- » 3 bedroom annexe with attached triple garage
- » Walled outdoor heated pool complex with kitchenette and comprehensive recreation and changing facilities
- » Outdoor hardcourt tennis court
- » External workshop and stores
- » Electric wrought iron gated entrance
- » Sweeping driveway with ample parking
- » Landscaped gardens and grounds of approximately 4.33 acres



Annexe

'6 Jays' is a sizable self contained annexe within the grounds and offers further guest, au pair or multi-generational accommodation

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink
- » 4 ring 'Lamona' electric hob
- » Space for fridge freezer
- » Space for washing machine

Bathroom

- » Panelled bath
- » Large walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



Pool House

The pool house surrounds the outdoor pool on 2 sides comprising of 2 large reception rooms, kitchenette, changing and shower facilities

Kitchenette

- » Shaker style wall and base units
- » Inset sink and drainer
- » Integrated fridge

Shower Room

- » Fully tiled walk in shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled floor

Reception Rooms

- » Games room
- » Pool room
- » Family room



Gardens & Grounds

The property is approached via ornate wrought iron gates over a sweeping driveway providing parking for several cars and access to the attached triple garage/annexe. A selection of terrace and patio areas adjoin the house with formal lawns continuing to the south interspersed by mature trees and established shrub beds. To the eastern side of the lawns is a fenced hardcourt tennis court lying behind the pool complex. The pool complex boasts an enclosed outdoor heated swimming pool along with changing and shower facilities. Steps down from the driveway on the north side of the property lead to a banked full size football pitch and copse area skirting the northern boundary.





Transport Links from Witton House

Hassocks Train Station	approx. 3 miles
Haywards Heath Train Station	approx. 7.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.5 miles
Brighton	approx. 7.1 miles
Gatwick Airport	approx. 26.4 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.

Underhill Lane, Ditchling, BN6 8XE

Approximate Gross Internal Area = 333.4 sq m / 3589 sq ft
 Annexe = 175.2 sq m / 1886 sq ft
 Outbuilding = 220.6 sq m / 2374 sq ft
 (Excluding Swimming Pool)
 Total = 729.2 sq m / 7849 sq ft

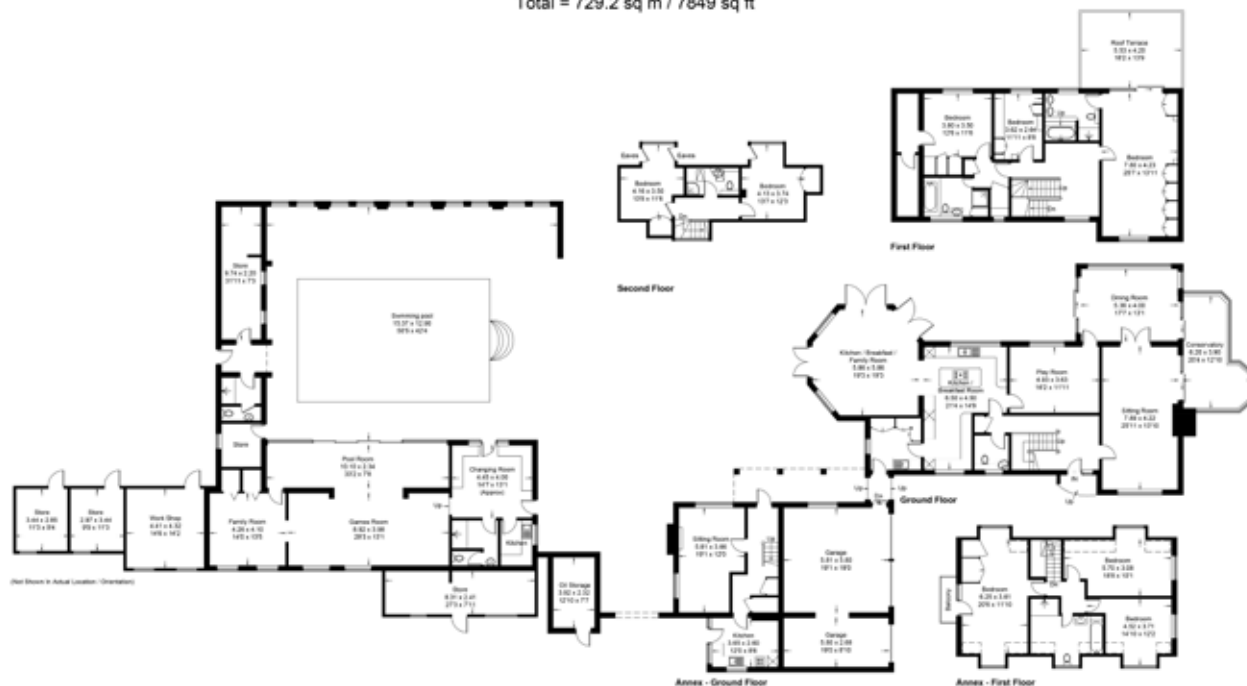


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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