



£1,150,000 guide price

Shepherds Cottage, Ditchling Road, East Chiltington, East Sussex, BN7 3AA

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# Overview...

A great opportunity to purchase this attractive four bedroom detached country residence, built circa 1825 as two farm workers cottages which were joined in the 1950's and later extended to create the spacious home on offer.

Situated on a good-sized plot in the South Downs National Park, the property offers stunning views to both the front and rear with bright and deceptively spacious accommodation blended with a wealth of period features and high-quality touches.

Accommodation is arranged over 3 floors with a formal sitting room, spacious kitchen/dining room, study, garden room and W.C. on the lower floor. The floor above offers an entrance hall leading to wonderful dual aspect lounge, a double bedroom with ensuite facilities, music room and office/bedroom. The floor above offers another two bedrooms and bathroom with most rooms enjoying fantastic views to the rear over open fields.

Outside there is a large garden studio, a workshop, garaging and off-road parking.





# The property...

## LOWER GROUND FLOOR

**STUDY/TV ROOM-** Front aspect window, stairs to next floor, door to-

**KITCHEN/BREAKFAST ROOM-** Dual aspect room, fitted with a comprehensive range of wall and base units with solid wood worktops and tiled splash areas, 1.5 bowl stainless steel sink, space for freestanding cooker, space for tall fridge/freezer, Aga feature, tiled floor, door to-

**SITTING ROOM-** A super triple aspect room with stunning country views and double doors opening onto the garden.

**GARDEN ROOM-** A lovely room (off the kitchen) with an expanse of windows offering outstanding views over the garden and countryside beyond, It has an attractive tiled floor and a door onto the patio and garden.

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin set in vanity unit, side aspect window, tiled floor.

**UTILITY ROOM-** Butler sink with cupboard below, understairs cupboard.

## UPPER GROUND FLOOR

**ENTRANCE HALL-** A bright room with dual aspect windows, stairs to first floor, stripped floorboards.

**READING ROOM-** Wonderful garden and countryside views, stairs to lower floor, steps to-

**BEDROOM/OFFICE-** A dual aspect room with multiple rear aspect windows offering views over the garden to open countryside.







## Property...

**LOUNGE-** A character bright dual aspect room with stunning views over open countryside, attractive brick fireplace, door to-

**BEDROOM-** A delightful dual aspect double room with side window overlooking the garden, wardrobe, cupboard, door to-

**ENSUITE BATHROOM-** White suite comprising a jukuzi bath, shower cubicle with tiled surrounds, hand basin, low level W.C., tiled walls with decorative borders, and tiled floor.

### TOP FLOOR

**BEDROOM-** A spacious double room with triple aspect windows offering stunning views over surrounding countryside, comprehensive range of built-in wardrobes.

**BEDROOM-** A generous double room with front aspect window, fitted wardrobe.







## Property & Location...

**BATHROOM-** A good sized bathroom fitted with a white suite comprising a panel enclosed bath with shower over, tiled surround, pedestal wash hand basin, low level W.C., bidet, part tiled walls, tiled floor, rear aspect window.

### OUTSIDE

**FRONT COURTYARD GARDEN-** Brick paved patio area with flint retaining wall, undercroft storage.

**GARDEN-** A good sized plot of circa 0.4 acres, surrounded by hedges, predominantly laid to lawn with a range of mature fruit trees, and well stocked borders and an ornamental pond. An extensive block paved patio offering wonderful views across open fields,.

**GARDEN STUDIO-** A large garden studio, ideal for a range of uses, brick and timber clad construction, fully insulated and with power and light.

**WORKSHOP-** Block construction with tile hung and timber clad elevations, power and light.

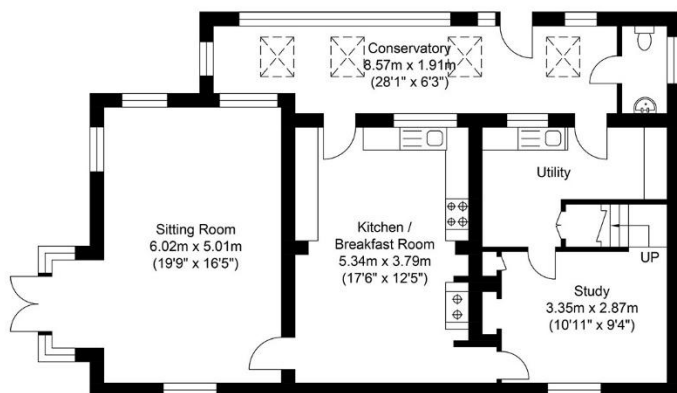
**GARAGE-** Up and over door with power and light.



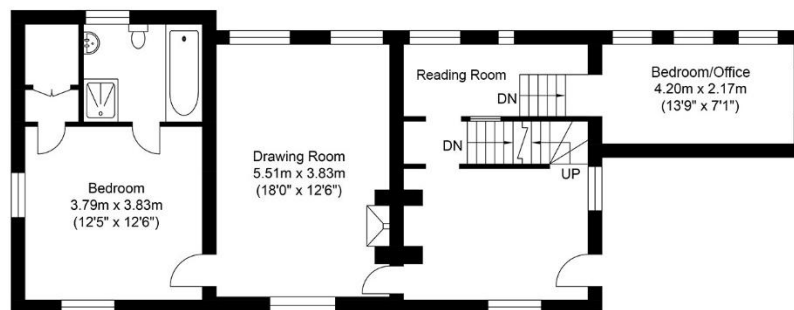
Tenure - Freehold  
Oil central Heating  
Mains electricity and water  
Private drainage  
EPC Rating - F  
Council Tax Band - G

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**

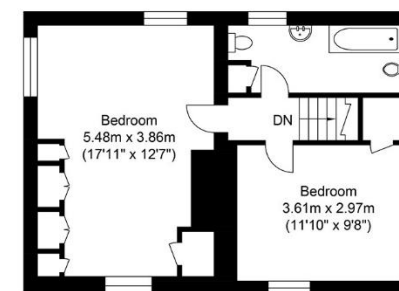




Lower Ground Floor  
Approximate Floor Area  
972.08 sq ft  
(90.31 sq m)



Upper Ground Floor  
Approximate Floor Area  
862.61 sq ft  
(80.14 sq m)



Top Floor  
Approximate Floor Area  
474.15 sq ft  
(44.05 sq m)



Approximate Gross Internal Area = 214.50 sq m / 2308.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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