



**MERLINS**

Ditchling





# Welcome Home

Welcome to Merlins, a hidden gem nestled within the heart of Ditchling – one of Sussex's most desirable villages, sitting at the foot of the South Downs National Park.

Sitting on a generous 0.44 acre south facing gardens & grounds, the home offers a secluded sanctuary, a mere stroll from the village's picturesque centre and set well back from the road and any busyness at the end of a long driveway – a real rarity in Ditchling.





# Outside Oasis

The essence of Merlins is epitomized by its wrap-around gardens. Level and south-facing, they serve as the perfect backdrop for entertaining, offering an idyllic setting where nature's tranquillity meets the joy of gathering with friends & family. Adorned with the enchanting blooms of a Wisteria and the stately presence of a Magnolia tree, these glorious gardens really are the perfect outside oasis.

The paved terrace is designed with al-fresco dining in mind. It's a place where the boundaries between the indoors and outdoors blur, especially during the summer months when the corner bi-fold doors of the living/dining area open up to extend the home's living space into the embrace of leafy surroundings during the balmy summer months.

The private driveway is capable of accommodating numerous vehicles - a real rarity in Ditchling and leads to the detached double garage (with loft space above offering conversion options), double and single carports and a workshop – great for any car enthusiast or anyone requiring vast storage space.







# Cosy Retreat

The exceptional open plan living room, that really is the heart of this home. Extending to over 25ft x 17ft, there is plenty of space for sitting and dining zones.

The log burner is the natural focal point, offering the perfect antidote to winter's chill. This feature not only enhances the room's aesthetic appeal but also creates a cosy atmosphere, making it an ideal setting for quiet evenings.

The corner bi-fold doors elegantly blur the division between the indoors and outdoors, creating an expansive, airy sanctuary during the summer months.





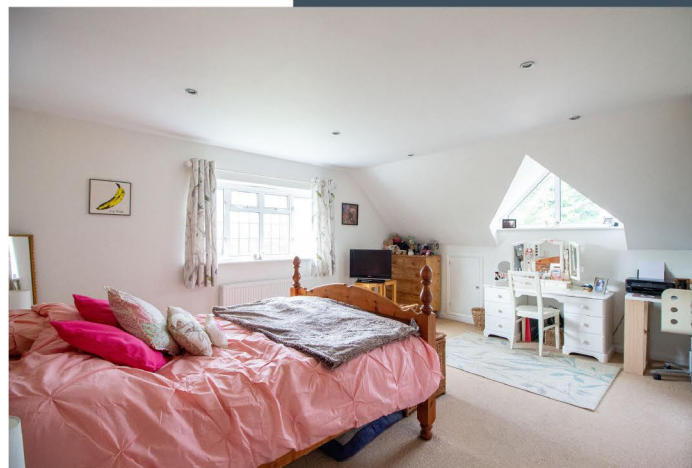
# Country Kitchen

Upon entering Merlins through the central entrance hall, the home immediately unfolds in a layout that is both practical and welcoming.

The kitchen/diner extends to an impressive 21ft and bathed in natural light. The separate utility adds practicality and the back door will definitely come in handy after a muddy walk on the South Downs with the dog.







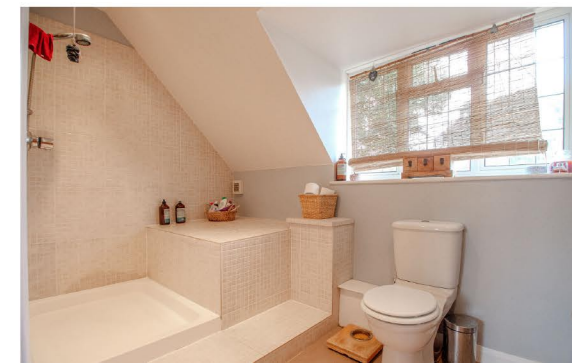
# Hit The Hay

On the first floor, the principle bedroom is a fabulous space with impressive proportions (22ft x 17ft). There is a lovely vista over the garden and the glazed gable is an eye-catching feature. There are fitted wardrobes and a spacious ensuite with walk-in shower.

The second bedroom is another good size double and perfect for children, who will no doubt love the "secret games room" that is hidden through the wardrobes.

The third bedroom is also a double, with lovely outlook to the south and the fourth bedroom is a generous single. The second, third and fourth bedrooms are served by the family bathroom.

Should further bedroom space be required, the loft space is enormous and ripe for conversion, subject to planning permission.







# The Annexe

The home was originally built in the 1930s and has been thoughtfully extended by our clients, ensuring a spacious and versatile living environment with a separate annexe – perfect for anyone looking to have a live-in relative, au-pair or possible income stream from holiday lets.

Although currently separate, the annexe could easily be reincorporated into the main house to enlarge the ground floor living space.





# Out & About

Ditching is one of the most desirable villages in Sussex, nestled within the South Downs National Park and offering oodles of character & charm and a thriving community. South Street itself is within easy reach of the village centre which offers an eclectic mix of stores, stores, cafes and pubs including The Bull – an award winning gastropub which serves fabulous food – a real favourite amongst the locals.

For a light bite or a coffee, The Green Welly café is the place to go offering breakfast, lunch and freshly baked bread & cakes.

St Margaret's CofE Primary School is a couple of minutes' walk and further afield you have a superb selection of state & private schools including Downlands Community School (11-16), Hurstpierpoint College, Brighton College and Burgess Hill Girls.



The larger, neighbouring village of Hassocks offers more extensive facilities and mainline rail services to London, Brighton and Gatwick International Airport. The cosmopolitan city of Brighton & Hove is just eight miles south and provides world class shopping and dining.

Being so close to the South Downs National Park means you have breathtaking walks and rides literally on your doorstep. Ditchling Beacon to "Jack & Jill" is one of our favourites for sure!

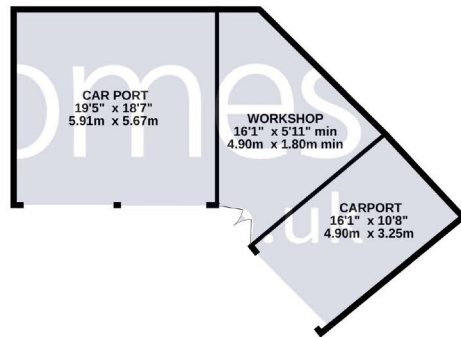
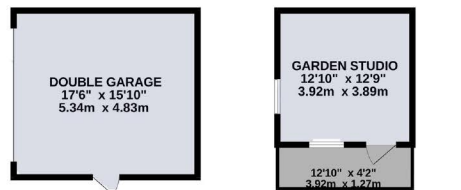
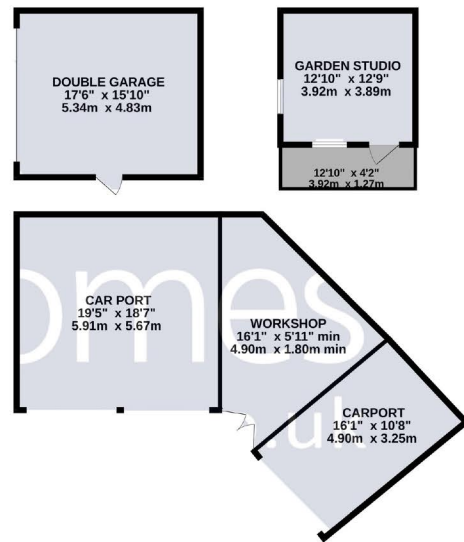
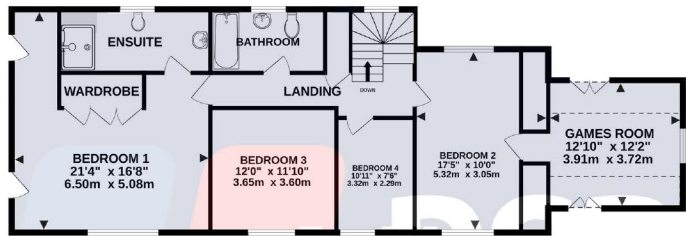




*South Downs National Park  
on your doorstep...*







TOTAL AREA INCLUDING OUTBUILDINGS = 3,207 SQ FT .

TOTAL FLOOR AREA : 2553sq.ft. (237.2 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024

# The Finer Details

Tenure: Freehold

Title Number: ESX159473

Local Authority: Lewes District Council

Council Tax Band: G

Plot Size: 0.44 acres

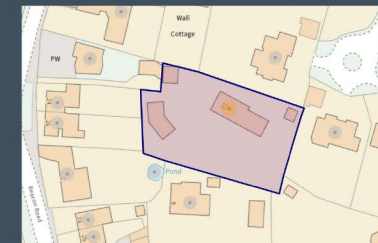
Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Superfast (up to 80 mbps download)

*We believe the information in this brochure to to be correct but we cannot guarantee its accuracy and recommend intending buyers check details personally before exchange of contracts. None of the information provided should be used to form part of any offer.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TBC** (Target Band Class) is indicated by a yellow arrow pointing to the 'D' rating.







**Merlins**

22 South Street  
Ditchling  
East Sussex  
BN6 8UQ



[///homework.beauty.absorb](https://homework.beauty.absorb)

Scan for video



For a private viewing contact  
selling agent:



01444 416999 | [hh@psphomes.co.uk](mailto:hh@psphomes.co.uk) |  [@psphomes](https://www.instagram.com/psphomes)