



## Coombe Wood

UNDERHILL LANE | DITCHLING | EAST SUSSEX | BN6 8XE

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# Situation

A sizeable country residence set in a gloriously tranquil position with the South Downs as a backdrop, all set in approximately 7 acres of magnificent private landscaped gardens and grounds with the inclusion of 2 separate paddocks

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.

Nestled at the foot of the South Downs in an exceptionally calm and private setting, 'Coombe Wood' sits centrally within beautifully maintained gardens and grounds of approximately 7 acres, including two separate paddocks. Dating back to the 1870s, the property has evolved into a substantial and elegant country home, offering well-balanced accommodation arranged over three floors. The ground floor provides an excellent range of reception space, with four principal reception rooms and a generous utility room, many of which enjoy uninterrupted views across the landscaped gardens towards the rolling Downs beyond. At the heart of the home lies a superb kitchen/breakfast room, fitted with a comprehensive range of integrated appliances, flowing seamlessly into the sitting room, with both spaces opening out to the gardens and perfectly framing the surrounding scenery. On the first floor, five well-proportioned bedrooms are complemented by a family bathroom and separate shower room. The principal suite enjoys the added luxury of an en-suite shower room and a walk-in dressing room. A further bedroom occupies the second floor, offering flexibility for guests or additional accommodation. The gardens and grounds are a particular feature, extending to both the front and rear. A substantial paved terrace adjoins the house, ideal for outdoor entertaining, leading onto an expanse of lawn interspersed with mature specimen trees and a central nature pond, all set against the striking backdrop of the South Downs. A productive kitchen garden sits alongside a dedicated recreational area, bordered by mature trees and crisscrossed with meandering pathways through areas of wild grass, culminating in a charming shepherd's hut. Further benefits include a substantial workshop and double garage together with two paddocks accessed via Nye Lane.



# Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset 'Butler Style' sink
- » Inset 'Neff' electric hob
- » 2 x Fitted 'Neff' ovens
- » Fitted 'Neff' microwave
- » Integrated 'Bosch' dishwasher
- » Fitted fridge freezer
- » Centre Island units with granite work surfaces and a selection of cupboards and drawers under



# Bathrooms

## En-Suite Shower Room

- » Shower cubicle
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with drawer
- » Heated ladder style towel radiator
- » Tiled floor



## Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel radiator

## Family Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls



# Specification

- » Air source heat pump
- » 17 x Photovoltaic solar panels
- » 10kw Battery
- » Sizeable utility room
- » Principal bedroom suite with en-suite shower room and walk in dressing room
- » Unprecedented views of the South Downs
- » Approximately 7 acres of gardens and grounds (including two separate paddocks)
- » Detached double garage
- » Sizeable timber workshop with cloakroom/w.c.
- » Kitchen garden with a selection of raised garden beds



# Gardens & Grounds

The property is approached via a five-bar gate, opening onto a sweeping driveway that provides ample parking and access to a detached double garage. Centrally positioned within its plot, the house enjoys beautifully landscaped, south-facing gardens to the front, perfectly orientated to capture the light and far-reaching views towards the South Downs. A paved terrace adjoins the house, creating an ideal setting for outdoor entertaining against this exceptional backdrop. Beyond, a broad sweep of lawn unfolds, interspersed with mature specimen trees and centred around an attractive nature pond, framed by established hedging. A sunken trampoline is thoughtfully positioned within the garden, while a discreet hardstanding offers potential for an above-ground pool if desired. To the far southern boundary lies a well-appointed kitchen garden, complete with a range of raised beds for productive growing. To the rear, a substantial timber workshop is accompanied by a W.C. and a shingled terrace area. Steps descend to a more secluded and natural garden space, bordered by mature trees and established planting, where meandering paths lead through areas of softer landscaping. Nestled within this setting is a charming shepherd's hut, complete with a wood-burning stove, providing a delightful retreat. The grounds are further enhanced by two paddocks, both benefitting from vehicular access via Nye Lane, with one also enjoying direct pedestrian access from the rear garden.





## Transport Links from Coombe Wood

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. 26.5 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 = 326.5 sq m / 3514 sq ft

Garage & Outbuilding = 59.7 sq m / 643 sq ft

Total = 386.2 sq m / 4157 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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