



The Well House

UNDERHILL LANE | CLAYTON | WEST SUSSEX | BN6 9PL

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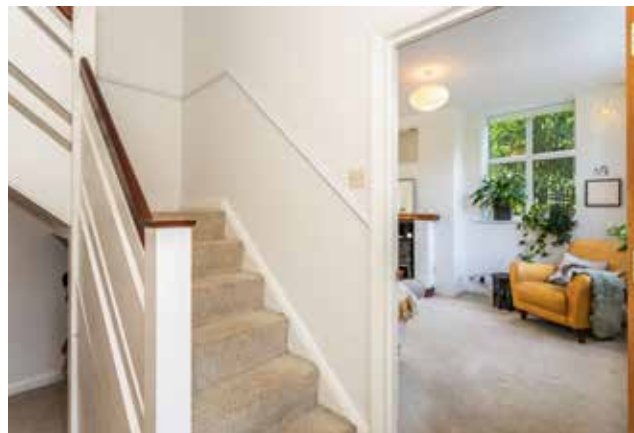


Situation

A secluded country home set within approximately 2.14 acres of gardens and woodland with planning consent to extend

Set along a peaceful country lane within the charming Sussex hamlet of Clayton, the property enjoys a wonderful position at the foot of the South Downs. Nearby Ditchling is renowned for its historic character, independent shops, cafés and award winning gastropub, The Bull, while Hassocks provides a wider range of amenities together with a mainline station offering regular services to London and Brighton. The area is also well regarded for its excellent schooling and outstanding countryside walks.

Occupying a wonderfully secluded position set off a country lane, 'The Well House' is an attractive detached family home with grounds amassing to approximately 2.14 acres, enjoying a glorious slightly elevated position in the South Downs setting with far reaching countryside views on the doorstep. Offering approximately 1,856 sq ft of accommodation arranged across three floors, the property combines family living with exceptional outdoor space and exciting scope for enhancement. The current layout provides a couple of bright and versatile reception rooms, complemented by four well proportioned bedrooms, two of which benefit from ensuite facilities. Since acquiring the property, the current owners have secured planning permission for a substantial single storey rear extension, creating the opportunity to dramatically enlarge the ground floor accommodation and establish a truly impressive open plan living, kitchen and entertaining environment suited to modern family life. The property enjoys an excellent degree of privacy along with a detached double garage. A particular highlight of the property is its exceptional gardens and ground, which provide a combination of lawn, established planting and private woodland. Sweeping areas of lawn are framed by mature trees and colourful borders, creating a beautiful and ever changing backdrop throughout the seasons. Adding further character are a charming shepherd's hut, a productive kitchen garden and a picturesque pond. Beyond, private woodland extends from the garden with winding pathways providing the opportunity for recreation or opportunity for active stewardship.



Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Hisense' electric hob
- » Integrated 'Bosch' electric oven
- » Integrated 'Bosch' slimline dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin



Second Floor En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiators



En-Suite Bathroom

- » Panelled double Jacuzzi bath
- » Wall mounted shower
- » Pedestal wash hand basin
- » Low level w.c. suite

Specification

- » Useful utility room are with space for further appliances
- » Gardens and grounds of approximately 2.14 acres
- » Kitchen garden with vegetable beds and greenhouse
- » Shepherd's hut
- » Detached garage
- » Further area of woodland



External

The property is approached over a tarmacadam drive leading up to the front of the house. Side access to the rear garden is via a wrought iron gate where a paved patio provides an immediate area to sit and relax. Steps lead up to a further shingled seating area. Lawns extend to the rear and side, interspersed with mature beds and established trees. A productive kitchen garden with vegetable beds and a greenhouse are enclosed by hedgerow. There is also the benefit of an ornamental pond along with a shepherd's hut. A further area of woodland spanning along the eastern side of the plot with pathways meandering through provides a further enchanting space to explore or manage.

Agents Notes

The Well House is attached to a well and is currently in service by South East Water, forming a small section of flying free hold.





Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 8.2 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 23.2 miles

Consumer protection from unfair trading regulations 2008

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, Clayton, BN6 9PL

Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft

Garage = 21.2 sq m / 228 sq ft

Shepherd's Hut = 15.1 sq m / 162 sq ft

Total = 187.6 sq m / 2018 sq ft

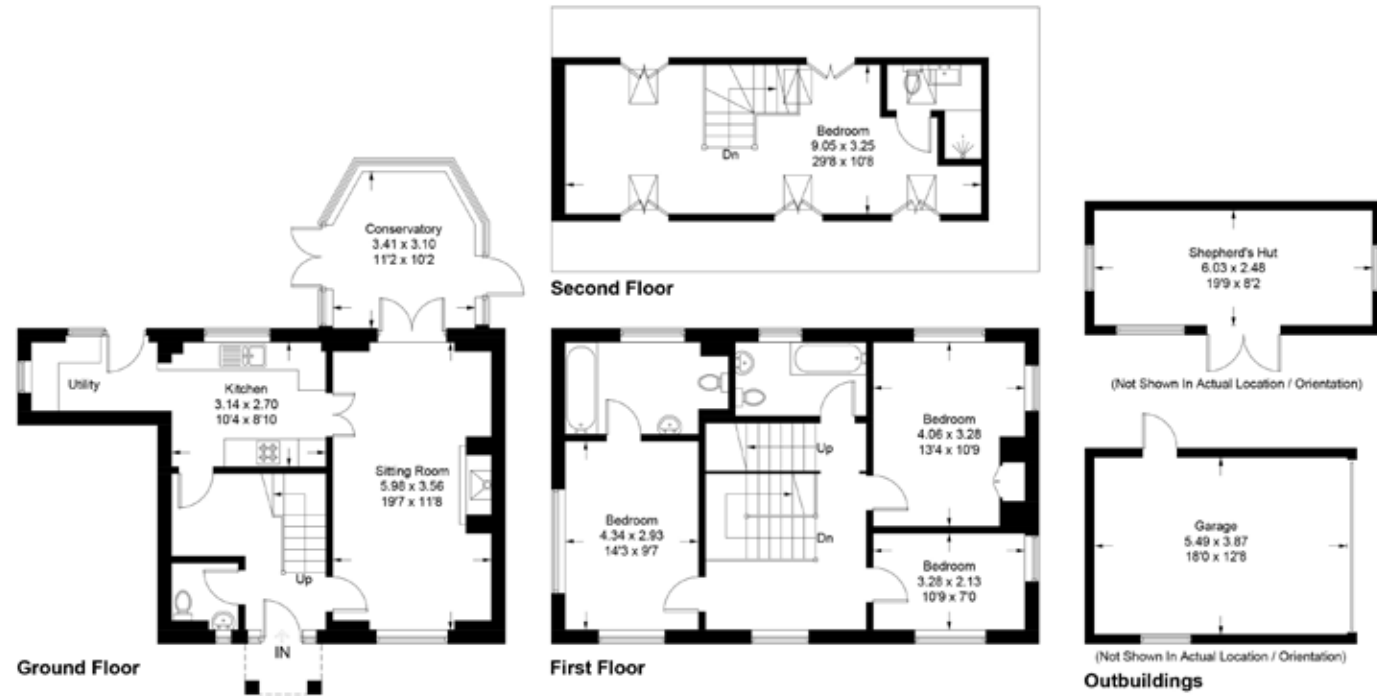


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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