



Meadow Cottage

BEACON ROAD | DITCHLING | EAST SUSSEX | BN6 8UL

Chatt
estates



Situation

A sympathetically extended and updated detached house set in private and enchanting gardens close to the centre of the village with the benefit of a detached studio

Privately positioned along a quiet drive yet within easy reach of the centre of the village, this beautifully presented and sympathetically extended home is surrounded by exceptional gardens and grounds, offering a rare combination of privacy, flexibility and convenience. Thoughtfully adapted for modern family life, the property combines well-proportioned accommodation with a wealth of natural light, oak detailing and a particularly attractive setting. The ground floor is centred around a generous sitting room with central fireplace and glazed doors opening directly onto the gardens. Beyond, the superb kitchen/breakfast room is filled with natural light beneath a vaulted ceiling with exposed beams and leads through to a substantial utility room housing further appliances. Also on this floor is a double bedroom and generous wet room with wall-mounted shower, providing useful flexibility for guests, family members or those seeking the convenience of single-storey living. An attractive oak staircase leads to the first floor, where three further bedrooms and the family bathroom are arranged. The principal bedroom benefits from fitted wardrobe cupboards and an en-suite shower room, while the oak detailing continues throughout, adding warmth and character to the accommodation. Outside, the property is approached via a private lane and driveway, providing off street parking and is surrounded by beautifully maintained gardens and grounds. South facing lawns extend from the rear patio, framed by established trees, mature shrubs and richly planted borders. A productive kitchen garden with raised vegetable beds adds further interest, while a substantial oak studio with adjoining store and a separate timber summer house provide useful and versatile additional space, suitable for home working, hobbies, fitness or creative pursuits.

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church and two public houses which include 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 as well as 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, within easy reach of the village.



Kitchen

- » Wall and base units
- » Quartz worksurfaces
- » Inset double 'Butler style' sink
- » Range cooker
- » Tiled splash back
- » Inset combination microwave
- » Space for fridge freezer



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Large walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under



En-Suite Shower Room

- » Large fully tiled walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Quarry tiled floor



Specification

- » Wall mounted gas fired 'Glow Worm' boiler
- » Wood block herringbone flooring in the sitting room
- » A wealth of oak throughout including solid oak staircase
- » Useful utility room
- » Oak framed studio with attached store
- » Two garden sheds and a summerhouse, currently used as a pottery studio
- » Large timber summer house
- » Private landscaped gardens
- » Off street parking



External

The property is approached via a shingle driveway providing parking for several vehicles, with a timber gate leading into the wonderfully secluded and beautifully landscaped gardens. Adjoining the rear of the property a paved patio provides a wonderful space to relax. Areas of lawn are framed and interspersed with an abundance of mature shrubs and established trees, creating a private and tranquil setting around the house. A productive kitchen garden with raised vegetable beds provides a dedicated area for growing, while the grounds also include a substantial oak-framed studio with adjoining store. At the rear of the garden, a separate timber summer house is currently used as a crafting room, offering further versatile space.





Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 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.

Beacon Road, Ditchling, BN6 8UD

Approximate Gross Internal Area
172.7 sq m / 1859 sq ft
Outbuildings = 23.6 sq m / 254 sq ft
Total = 196.3 sq m / 2113 sq ft



chattestates.co.uk | 01273 844500

34 HIGH STREET, DITCHLING, EAST SUSSEX, BN6 8TA

Chatt
estates