



## Cottage Garth

UNDERHILL LANE | CLAYTON | WEST SUSSEX | BN6 9PJ

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# Situation

An impeccably refurbished Victorian semi detached home offering beautifully versatile accommodation, architectural elegance, private gardens and substantial garaging, all set within a picturesque semi rural setting

The property is situated along a quaint and quiet country lane within Clayton, a true Sussex hamlet. Ditchling, with its beautiful views of the South Downs is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of revered state and private schools for all ages.

'Cottage Garth' is an exceptional Victorian semi detached residence, beautifully extended and meticulously refurbished to an exacting standard, earning recognition from the Sussex Heritage Trust for the quality of its restoration and design. Arranged across four floors, the property seamlessly combines period elegance with contemporary living. Retaining an abundance of original character and charm, the house has been carefully enhanced with bespoke finishes and sophisticated design details throughout. The ground floor is centred around a stunning open plan kitchen and reception space, creating an impressive yet welcoming heart to the home. A bespoke deVOL kitchen is complemented by a striking focal fireplace, while integrated Sonos sound and recently installed windows further enhance comfort of the living spaces. A generous entrance hall provides an elegant introduction with additional ground floor accommodation including a utility room, cloakroom and a versatile office which could equally serve as guest accommodation if required. The first floor offers three well proportioned double bedrooms, served by modern fitted family bathroom whilst the second bedroom benefits from its own contemporary en-suite shower room. Occupying the entirety of the second floor, the principal suite is a particularly outstanding feature of the house. Wonderfully light and spacious, the room enjoys elegant palladian style windows and oak herringbone flooring throughout. A sizable en-suite bathroom with freestanding bath completes the suite. Externally, the gardens provide a wonderfully private setting predominantly laid to lawn with ample space for entertaining, family life and outdoor dining. A large shingle terrace creates an ideal seating area for summer gatherings. Further enhancing the property is a substantial brick built outbuilding offering excellent potential for conversion or further enhancement, subject to the necessary consents. The shingle driveway provides ample off-road parking and leads to a double bay garage/workshop with additional mezzanine storage above.



# Kitchen

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- » Shaker style wall and base units
- » Marble worksurfaces
- » Inset twin 'Butler style' sink
- » Electric 'Aga'
- » Inset 'Bosch' dishwasher
- » Inset fridge freezer
- » Island unit with marble work surfaces and breakfast bar and a selection of drawers under
- » Inset 'Neff' induction hob
- » Integrated 'Neff' electric oven



# Bathrooms

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## Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin
- » Ladder style towel radiator
- » Tiled floor with electric underfloor heating



## Principal Bedroom En-Suite Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » 2 x modern free standing wash hand basins
- » Tiled floor with electric underfloor heating



## Bedroom 2 En-Suite Shower Room

- » Walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Tiled floor with electric underfloor heating

# Specification

- » Oil fired boiler located in the lower ground floor utility room
- » New windows throughout
- » Bespoke 'DeVOL' kitchen
- » Integrated wireless 'Sonos' sound system
- » Sizable principal bedroom suite with herringbone oak flooring and ensuite bathroom
- » Useful utility room
- » Substantial double bay garage and store
- » Driveway at rear with ample parking
- » Mains drainage
- » Potential to purchase in conjunction with the neighbouring property (Fosters) to create one truly substantial house or have attached annexe accommodation



# External

To the front, the predominantly lawned gardens are bordered by well stocked shrub and plant beds. Set back from the country lane and approached via a sweeping gravel driveway, the property enjoys a wonderfully private and secluded setting. The driveway leads to an impressive detached timber outbuilding incorporating two garages together with a workshop and mezzanine level store. Lavender lined brick pathway leads gracefully to the gabled entrance porch. The rear garden has been thoughtfully designed for both relaxation and entertaining with steps leading down to an expansive shingle terrace. Beyond, a substantial lawn is framed by mature and carefully considered planting, creating a wonderful sense of privacy and space. Further enhancing the grounds is a charming detached period style stable block complete with hay loft, adding considerable character to the setting and offers exciting potential for conversion, subject to the necessary planning consents.





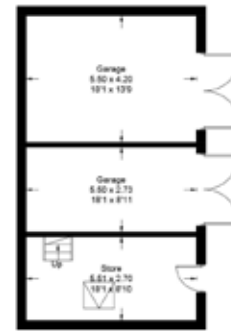
## Underhill Lane, Clayton, BN6 9PJ

Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft

Outbuildings = 126.3 sq m / 1359 sq ft

Total = 360.7 sq m / 3882 sq ft

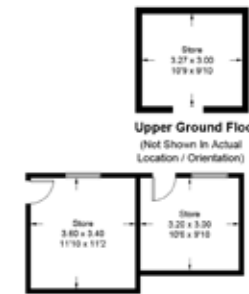
(Including Eaves Storage / Excluding Void)



**Outbuilding - Ground Floor**  
(Not Shown in Actual Location / Orientation)

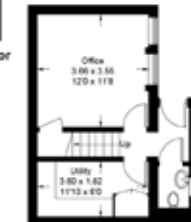


**Outbuilding - First Floor**



**Upper Ground Floor**  
(Not Shown in Actual Location / Orientation)

**Lower Ground Floor**  
(Not Shown in Actual Location / Orientation)



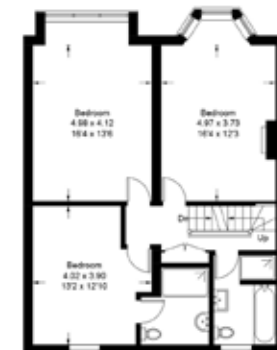
**Lower Ground Floor**



**Ground Floor**



**Second Floor**



**First Floor**

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

## 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.

A buyer is advised to obtain verification from the solicitor.

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