



The Old Rookery

70 EAST END LANE | DITCHELNG | EAST SUSSEX | BN6 8UR

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Situation

A charming and truly unique detached single storey residence, discreetly tucked away within beautifully landscaped private gardens, boasting a contemporary studio and off street parking

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 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.

Set back from East End Lane, The Old Rookery is enveloped by beautifully landscaped walled gardens showcasing an exceptional blend of specialist planting and meticulously crafted hard and soft landscaping. The property has been sympathetically enhanced during the tenure of the current owners resulting in a home perfectly attuned to modern living while retaining all the character and charm of its origins. The house is approached via a striking orangery, a wonderfully light filled space that provides an inviting and versatile reception area. Further to this lies a generous sitting room centred around a feature woodburning stove and enjoying direct access to the rear garden through glazed doors. A dedicated home office further complements the current layout. The kitchen/dining room creates an excellent setting for entertaining fitted with a country style kitchen offering a range of integrated appliances and ample space for family dining. There are three bedrooms and a contemporary family shower room. Both the principal bedroom and a further double bedroom benefit from en-suite bathrooms, with the principal suite featuring a timeless, nautically inspired bathroom complete with a freestanding roll top bath. The private gardens surround the property on all sides, comprising formal lawns and sun terraces adjoining both the front and rear as well as a charming covered seating area. Well stocked borders, specimen shrubs, small trees and sculpted box hedging bring structure and coherence to the grounds creating a tranquil and beautifully connected outdoor environment. Situated within the garden is a recently converted studio offering an open plan seating area with bar, shower room and stairs rising to a first floor space ideal as a guest suite, creative workspace or leisure room. A gated driveway to the side of the house provides ample off street parking and access to the attached store.



Kitchen

- » Shaker style wall and base units including glass fronted display cabinets
- » Quartz worksurfaces
- » Inset 'Butler style' sink
- » Electric 'Aga'
- » Integrated 'Bosch' dishwasher
- » Space for free standing fridge freezer
- » Space for washing machine
- » Space for dryer
- » Centre island unit with oak worksurfaces and a range of cupboard, drawers and fitted wine racks under



Bathrooms

Shower Room

- » Walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor



Principal En-Suite Bathroom

- » Freestanding cast iron roll top bath with decorative clawed feet
- » Shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

Bedroom Two En-Suite Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



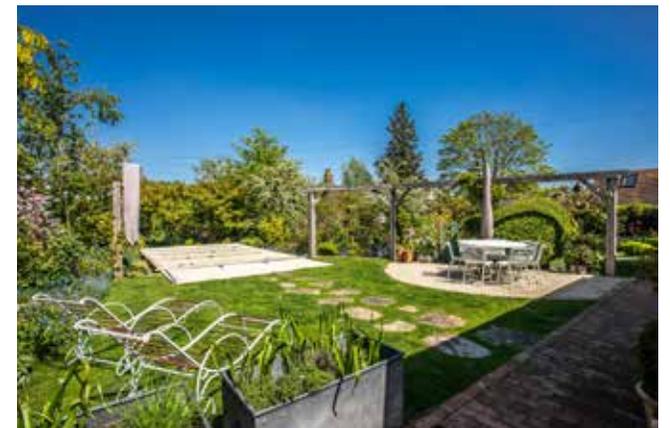
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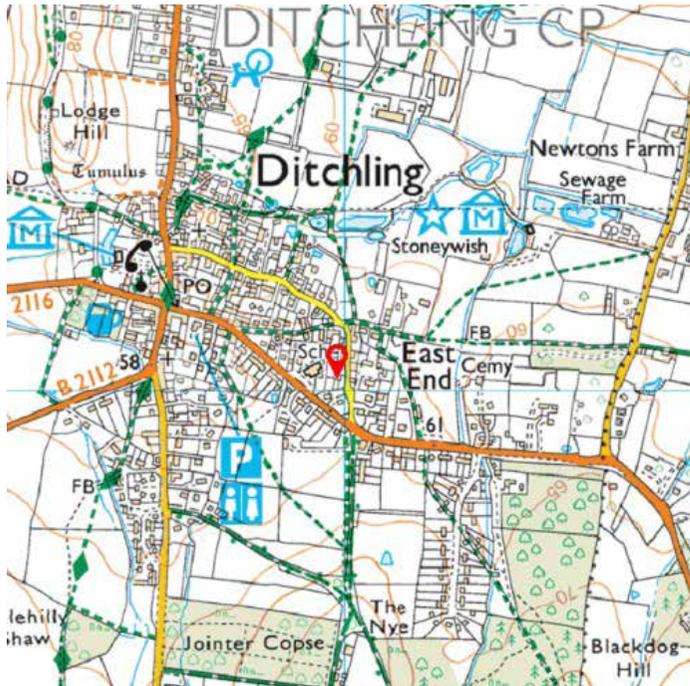
- » Recently fitted (2025) 'Ideal' gas fired boiler located in the loft space
- » 'Photovoltaic' solar panels
- » Outdoor 'resistance' swimming pool heated via an air source heat pump
- » Fully walled and private landscaped gardens
- » Detached studio with ground floor shower room and stairs to first floor area
- » Attached store
- » Gated driveway with off street parking



External

The property is approached through an elegant timber gate, ascending a set of stone steps to a charming pathway bordered by immaculate lawns and richly planted vibrant borders. Nestled within the lush foliage and pruned box hedging lies a timber framed, covered seating area and an ornamental pond creating a serene corner to enjoy the gardens. Opposite, discreetly screened by mature planting and accessed via a gate is a heated outdoor resistance pool. A paved pathway encircles the house leading to gently elevated lawns while to the rear a generous brick paved terrace extends from the property, complemented by a covered private seating area ideal for year round use. The beautifully stocked beds continue to the rear boundary where steps framed by box hedging rise to a further secluded seating area centred around an elegant water feature. A range of external lighting is hidden throughout the garden. To the side of the house sits a versatile studio with its own paved terrace accompanied by an attached rear store. A gated driveway provides secure off street parking.



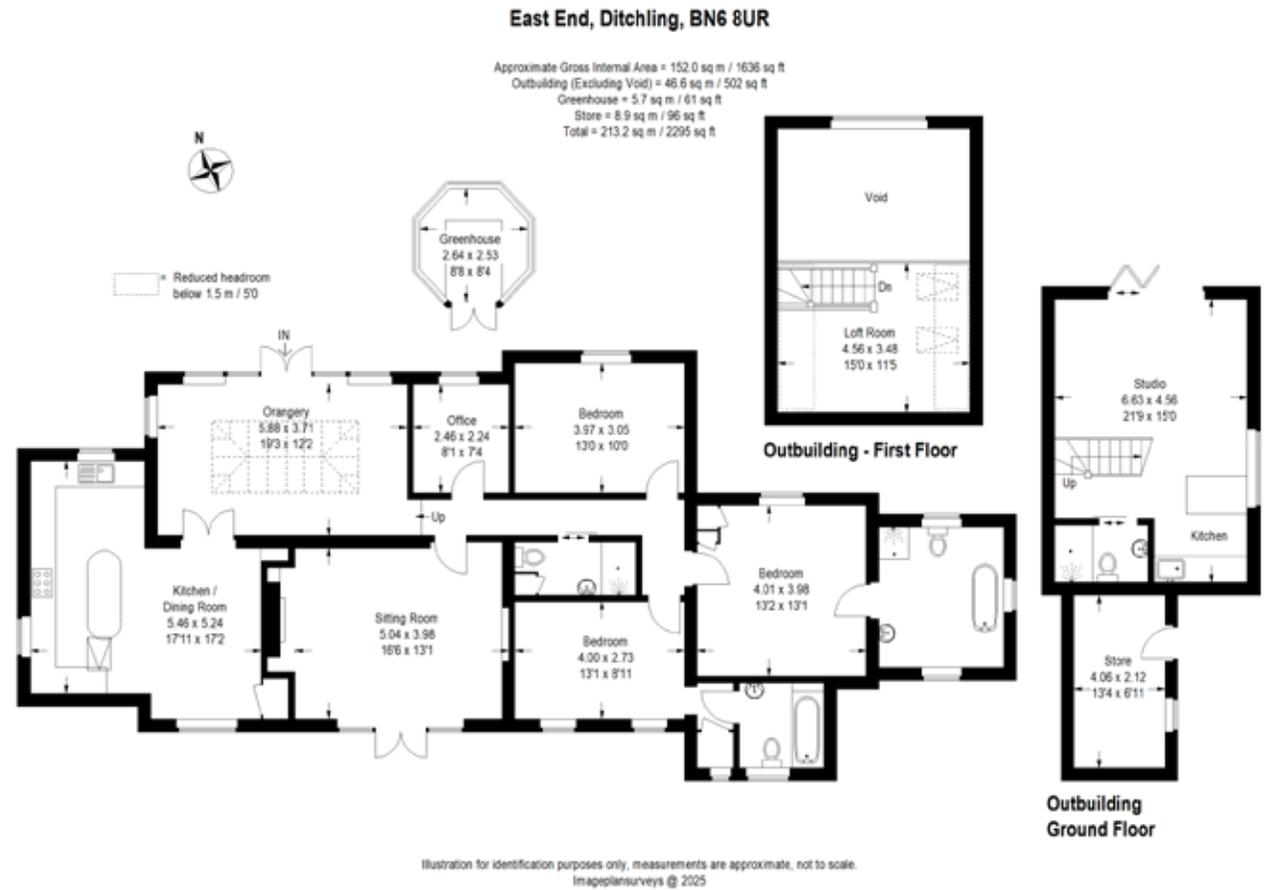


Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 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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