



12 Shirleys

DITCHLING | EAST SUSSEX | BN6 8UD

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Situation

An exceptional family house with open plan living accommodation and a large private rear garden, set in a very sought-after private close

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.

Shirleys is a private and highly sought after residential road on the eastern side of the village. The property has been extended and enlarged over the years creating a spacious house with an abundance of traditional and character features but also encapsulating the ever popular, modern style open plan feel. With the addition of a large bespoke orangery, the kitchen with granite breakfast bar joins seamlessly into the light dining/family space. Double doors from the sitting room can be opened enlarging the space further and offering a different dimension perfect for entertaining. With the doors closed, the sitting room becomes a warm family space with cast iron 'Vermont' wood burning stove, slate hearth, surround and mantel. There is also a family room and office with vaulted ceiling both with a multitude of uses. Oak flooring is fitted to the whole of the ground floor. The first floor provides four bedrooms and a bathroom with a freestanding cast iron roll top bath and twin inset wash hand basins. The master suite benefits from a separate dressing room and en-suite shower room. The large rear garden is private and bordered by mature hedging and established trees. There is a sizable terrace that adjoins the rear of the property providing the perfect spot for the timber sauna, complete with 'Narvi' wood burning heater. The rear garden is mainly laid to lawn, ideal for children's games of all varieties. Parking is plentiful on the shingle driveway and detached double garage.



Kitchen

- » 'Shaker style wall and base units
- » Granite worksurfaces
- » Butler style sink
- » Electric 'Aga' with stainless steel 'Aga' extractor fan over
- » Tiled splash backs
- » Oak flooring



Bathrooms

Family Bathroom

- » Freestanding cast iron roll top bath with decorative clawed feet
- » Low level w.c. suite
- » 2 inset wash hand basins with drawers under
- » Oak flooring



Principal Bedroom En-Suite Shower Room

- » Large shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Oak flooring



Specification

- » Oak flooring throughout the whole of the ground floor
- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Beautiful bespoke orangery, open to the kitchen
- » Large fully fitted utility room with granite works surfaces and shaker style wall and base units
- » Attic with stairs from the en-suite shower room
- » Detached double garage
- » Timber sauna, complete with 'Narvi' wood burning heater



External

The property is approached over a shingle driveway with parking for several cars and access to the double garage. There is a selection of raised brick beds, well stocked with shrubs and plants. Side access to the rear garden is on both sides of the house via timber gates leading to a paved terrace adjoining the rear of the property. A large expanse of lawn is bordered on either side by mature hedges and the rear boundary by established trees.





Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8.6 miles
Gatwick Airport	approx. 26 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.

Shirleys, Ditchling, BN6 8UD

Approximate Gross Internal Area
203.8 sq m / 2194 sq ft
Garage = 37.4 sq m / 402 sq ft
Total = 241.2 sq m / 2596 sq ft

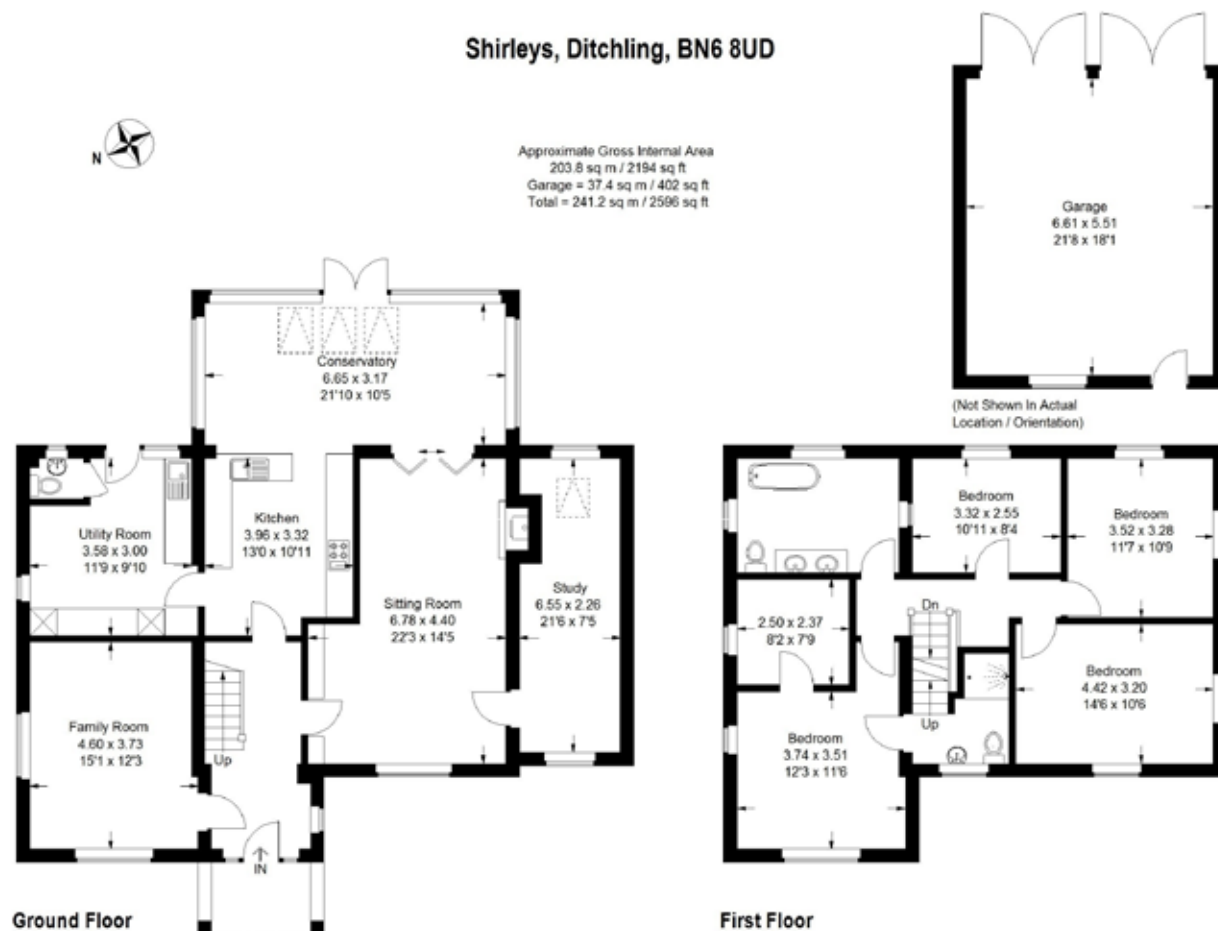


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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