



## Shangri-La

STREAT LANE | STREAT | EAST SUSSEX | BN6 8SA

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# Situation

A rarely available detached bungalow enjoying approximately three acres of mature landscaped grounds and woodland in an idyllic semi rural setting with tremendous future potential

'Shangri-la' is situated in Streat and is within easy reach of the larger villages of Plumpton Green and Ditchling. Ditchling is a historic village playing host to a selection of local shops, cafés, a church, post office, health centre 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 and schooling for all ages.

Shangri-La sits beautifully within approximately three acres of mature landscaped grounds, enjoying a peaceful and private setting surrounded by gardens on all sides. Approached via a sweeping shingle driveway, the property offers an increasingly rare opportunity to acquire a home with exceptional outdoor space, immense potential and a truly idyllic atmosphere. While the house would now benefit from a programme of modernisation, it provides generous and well balanced accommodation with an exciting scope to enlarge and remodel (subject to the necessary consents). Arranged over one floor the space includes two substantial reception rooms, comprising a particularly light and spacious sitting room alongside a dining hall, both enjoying lovely views across the gardens. There are three double bedrooms, two of which benefit from fitted wardrobes together with a family bathroom featuring both a panelled bath and separate fully tiled shower cubicle. A kitchen and adjoining utility room complete the internal accommodation. The grounds are undoubtedly a defining feature of Shangri-La, wonderfully established and meticulously maintained, they combine expansive formal lawns with mature specimen trees, richly stocked shrub borders and a charming orchard planted with a variety of fruit trees. A sizable pond and peaceful Japanese contemplation garden further enhance the sense of tranquillity, whilst a wooded area to the eastern boundary adds depth, privacy and natural beauty to the setting. To the front, the generous shingle driveway provides extensive parking and access to the attached double garage.



# Kitchen

- » Wall and base units
- » Stainless steel sink and drainer
- » Space for electric oven with extractor fan over
- » Space for fridge freezer
- » Half tiled walls



# Bathroom

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- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls
- » Ceramic tiled floor



# Specification

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- » Floor mounted 'Grant' oil fired boiler located in the utility room
- » Utility room
- » Beautifully landscaped gardens with orchard and copse amassing to approximately 3 acres
- » Attached double garage with up and over doors (one being electric)



# External

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The property is approached via a sweeping shingle driveway providing parking and access to the attached double garage. Extending to approximately three acres, the beautifully landscaped grounds envelope the property on all sides and represent one of Shangri-La's most captivating features. Expansive lawns are framed by mature shrubs, established specimen trees and thoughtfully planted borders, creating a wonderful sense of privacy and seclusion throughout. To the north of the house, an ornamental pond and tranquil Japanese contemplation garden provide a particularly peaceful retreat, whilst to the western side an established orchard is planted with a variety of apple, pear and plum trees. A semi-circular brick paved terrace adjoins the property to the east offering an ideal





## Transport Links

Plumpton Train Station	approx. 1.3 miles
Hassocks Train Station	approx. 5.2 miles
London Victoria By Train	approx. 46 mins
A23 Slip Road	approx. 6.6 miles
Brighton	approx. 11.5 miles
Gatwick Airport	approx. 20.6 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.

## Streat Lane, Streat, BN6 8SA

Approximate Gross Internal Area  
 136 sq m / 1464 sq ft  
 Garage = 29.9 sq m / 322 sq ft  
 Total = 165.9 sq m / 1786 sq ft

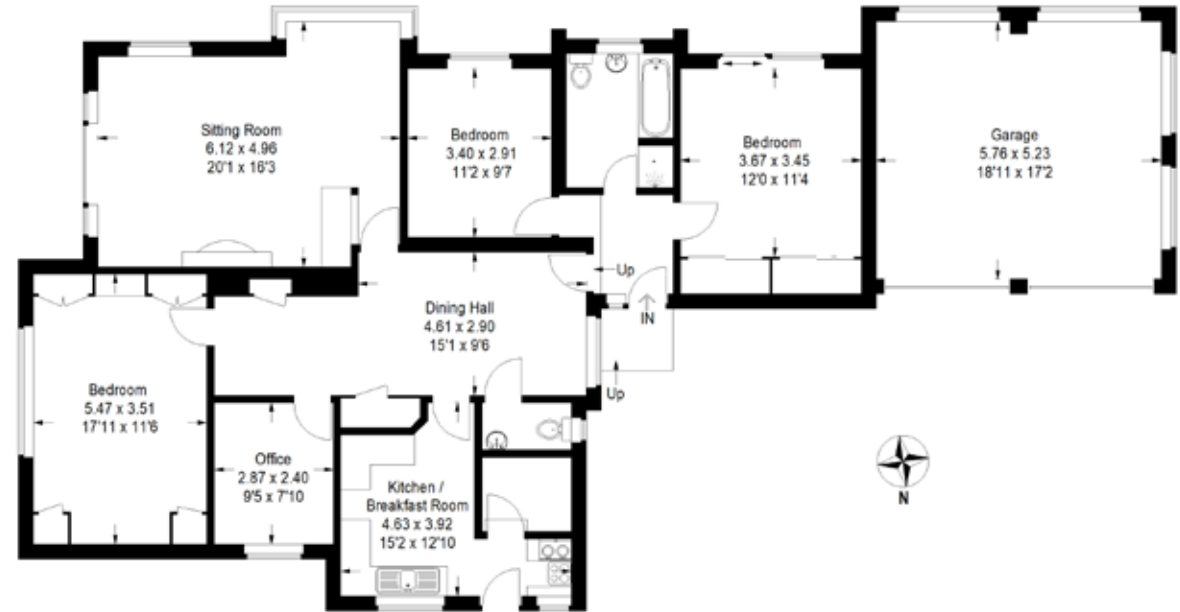


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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