



Fieldway Cottage

7 FIELDWAY | DITCHLING | EAST SUSSEX | BN6 8UA

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Situation

A prominently positioned detached house with glorious views towards the South Downs and being within minutes walk of the High Street and the village school

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 and schooling for all ages.

Fieldway Cottage was constructed in the mid 1920's and is situated on an elevated ridge within the centre of the village with wonderful views and being within minutes walk of the High Street, village hall and the local primary school. Having been extended over the years and with the addition of a ground floor shower room, the property has a flexible layout with huge scope for extension. There are 3 reception rooms on the ground floor including a sizable sitting room, a dining room and a study/bedroom. The kitchen has integrated units and a utility room. The first floor provides 3 bedrooms, a bathroom and a separate w.c. and beautiful views of the rolling South Downs. The gardens border the property on 3 sides. Due to the prominent position of the property the front garden is raised with views over roof tops towards the South Downs. The rear garden is private and predominantly laid to lawn with areas of paved patio all being bordered by mature hedging. There is the benefit of a detached garage to the side of the property with hard standing for 1 car. There is also space at the front of the property for parking several cars.



Overview

Kitchen

- » Shaker style wall and base units
- » Fitted 'Bosch' dishwasher
- » Fitted fridge freezer
- » Fitted eye level 'Bosch' oven
- » Inset 4 ring 'Bosch' gas hob with stainless steel extractor fan over

Bathroom

The property benefits from a ground floor shower room with a fitted shower cubicle and a first floor bathroom with panelled bath and wall mounted shower.

Specification

- » Wall mounted 'Potterton' gas fired boiler located in the utility room
- » Detached garage
- » Glorious views of the South Downs

External

The property is approached over a paved pathway to the front door. The front garden of the property is predominantly laid to lawn with well stock shrub and plant borders with established hedging. There is a paved patio area to one side that provides the perfect area to enjoy the glorious vista. The rear garden is accessed via a timber gate and is predominately laid to lawn with a paved path adjoining the rear of the property. To the far corner of the garden is a further paved patio and a greenhouse. To the side of the property is a detached garage and there is a further area to the front of the property providing space to park several cars.





Transport Links from Fieldway

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 9 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.

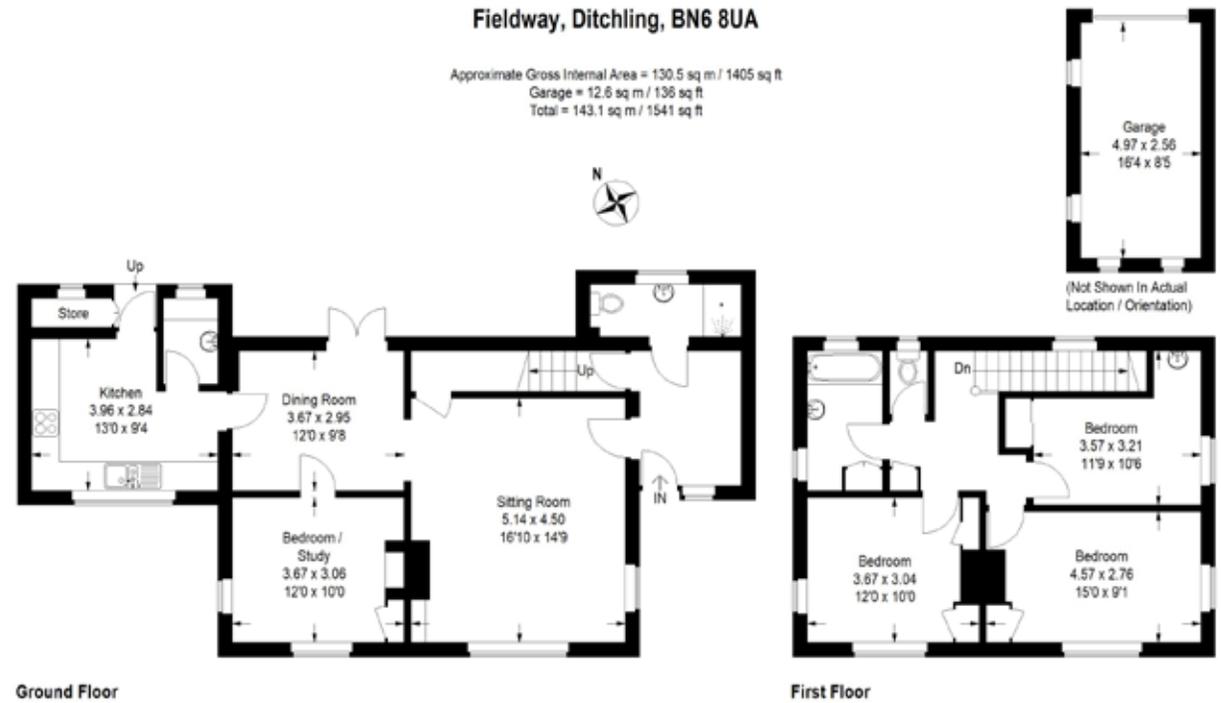


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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