



Little Straddles

UNDERHILL LANE | DITCHLING | EAST SUSSEX | BN6 8XE

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Situation

A versatile and extended family house boasting glorious views of the South Downs set along a popular semi rural country lane

The village of Ditchling, steeped in history and with its embedded ties to the arts, provides a traditional array of local shops and amenities. Hassocks mainline railway station is situated approximately 2 ½ miles away and provides regular services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including Ditchling C of E, Great Walstead, Downlands, Burgess Hill School for Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

This versatile family house offers an abundance of spacious accommodation that has the flexibility to be used in many different connotations depending on the needs. The ground floor has 3 south facing reception rooms, including a double aspect sitting room and a large, light kitchen/breakfast room with a vaulted ceiling and beautiful views towards the South Downs. There are a further 2 bedrooms, a family shower room and a utility room. The first floor provides a family bathroom and a further 4 bedrooms, one of which being a large master bedroom with en-suite shower room and views of the South Downs. The front south facing garden has parking for several cars and an area of terrace to capitalise on the spectacular views. The rear garden is mainly laid to lawn and has the addition of a large timber shed and a paved patio.



Overview

Kitchen

- » Hand painted 'Thomas Ash' kitchen with white 'Shaker' style wall and base units Granite worksurfaces
- » Space for electric range cooker
- » Space for 'American' style fridge freezer
- » Space for dishwasher
- » Island unit with curved breakfast bar
- » Inset 'Butler' style sink

Bathrooms

- » Corner shower cubical with wall mounted 'Aqualisa' thermostatic shower In the family shower room
- » Panelled bath and 'Vado' wall mounted thermostatic shower in the family bathroom
- » Corner shower cubical with wall mounted 'Bristan' thermostatic shower in the en-suite shower room

Specification

- » Floor mounted external 'Grant' oil fired boiler located at the rear of the property
- » Hand painted Thomas Ash Kitchen
- » Large master bedroom with en-suite shower room and views towards the South Downs

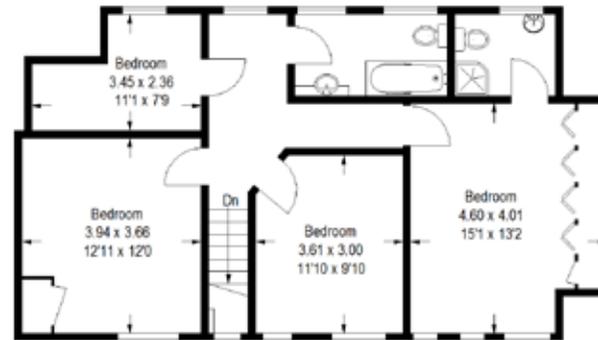
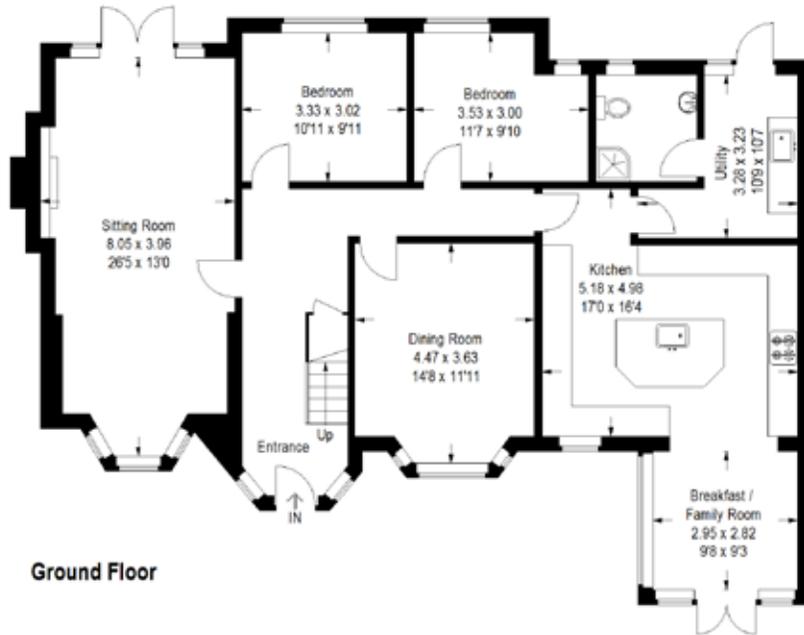
External

The property is approached via a five bar gate and a shingle driveway with parking for several cars. There is an area of lawn bordered with mature shrubs and plants. Further to this is a sun terrace adjoining the kitchen/breakfast room to capitalise on the beautiful south facing views. Side access is via a wrought iron gate. A paved patio adjoins the rear of the property with a large expanse of lawn. There is a paved terrace area on the eastern side of The garden is bordered by mature shrub and plant beds.



Little Straddles, Underhill Lane,
Ditchling, BN6 8XE

Approximate Gross Internal Area
201.8 sq m / 2172 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2016

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A buyer is advised to obtain verification from the solicitor. Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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