



Old Yard Farm

85 LEWES ROAD | DITCHLING | EAST SUSSEX | BN6 8TZ

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Situation

A significantly enlarged chalet bungalow set in a gloriously private and sizable plot of approximately 2 acres, benefiting from 4 detached outbuildings and huge scope for further development

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. The local area benefits from a range of outstanding state and private schools for all ages.

Situated at the end of its own private lane and sitting in a plot of approximately 2 acres, this detached chalet bungalow having been substantially enlarged over the years amasses to approximately 4,708sq ft (with the inclusion of the 4 outbuildings). The ground floor is currently configured with 2 sizable reception rooms, the family/dining room being approximately 31x14ft. The kitchen/breakfast room is at the front of the property and benefits from a bespoke kitchen. There are 2 double bedrooms serviced by a ground floor bathroom and also the benefit of a useful utility room with plumbing and space for a selection of appliances. Stairs lead to the first floor where 2 further bedrooms reside with the principal bedroom benefiting from an en-suite shower room and dressing area. In the grounds there are 4 outbuildings including a detached brick built double garage, a further brick built garage, large modern barn and brick workshop store. A paved terrace and block paved patio adjoin the property with a range of well stocked shrub and plant beds surrounding the front and rear of the property. The remaining private gardens and grounds are predominantly laid to lawn and bordered by trees. A sweeping driveway at the front of the property provides ample parking.



Kitchen

- » Handmade kitchen
- » Wall and base units with quartz work surfaces
- » Inset 'Caple' electric induction hob with extractor fan over
- » Fitted 'Caple' electric oven
- » Integrated fridge
- » Integrated 'Hotpoint' dishwasher



Bathrooms

Ground Floor Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



First Floor En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Bespoke kitchen with quartz worksurfaces
- » Useful utility room with space and plumbing for a range of appliances
- » Large boarded loft space
- » Ownership of the access lane from Lewes Road
- » Plot size of approximately 2 acres

Outbuildings

- » Large modern barn with roller door
- » Large detached double garage with 2 remote electric doors and light and power
- » Detached double garage
- » Brick build workshop/store



External

The property is approached via a timber 5 bar gate over a sweeping tarmacadam driveway leading to the front and side providing ample parking. Well stocked raised beds surround an elevated terrace to the front of the property. A block paved patio adjoins the rear of the property with a selection of raised well stocked shrub and plant beds. The tarmacadam driveway continues through the centre of the plot providing access to the 4 detached outbuildings. The land within the plot is predominantly laid to lawn bordered by trees and mature hedgerow.





Lewes Road, Ditchling, BN6 8TZ

Approximate Gross Internal Area = 236.2 sq m / 2542 sq ft

Outbuildings = 201.2 sq m / 2166 sq ft

Total = 437.4 sq m / 4708 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

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.

A buyer is advised to obtain verification from the solicitor.

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