



## Pond Mead

46A LEWES ROAD | DITCHLING | EAST SUSSEX | BN6 8TU

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# Situation

A substantially enlarged and remodelled family property with flexible accommodation set in glorious gardens with stunning southerly views over South Downs National Parkland

Ditchling is set in the south Downs National Park and with its beautiful views of the South Downs 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.

Prominently positioned within the centre of the village, this spacious property has been considerably enlarged and remodelled over recent years by the current vendor. The property boasts flexible accommodation over two floors with the backdrop of beautiful views over neighbouring farmland towards the South Downs. The majority of the reception space on the ground floor is at the rear of the property with large windows and doors opening out onto the rear south facing garden. There are 2 large reception rooms including a formal sitting room and sizable kitchen/breakfast/family room benefiting from vaulted ceilings and contemporary units with a centre island breakfast bar. There is also access to the playroom. Flexibility comes in the form of 2 bedrooms serviced by a shower room on the ground floor with stairs from the hallway leading to the first floor where 3 further bedrooms reside along with a modern fitted family bathroom with separate shower. It should be noted that the master bedroom has a 'Juliet balcony' and an en-suite bathroom with free standing bath. The wonderfully kept rear gardens extend to the south and are predominantly laid to lawn with established hedgerow boundaries and scattered trees. A sizable fenced natural pond lies to one side and there is the benefit of a timber summer house with paved terrace in front. The paved driveway at the front of the property provides parking for several cars.



# Kitchen

- » Shaker style wall and base units
- » Granite and oak work surfaces
- » Space for range cooker with extractor above
- » 2 inset sinks
- » Fitted Indesit dishwasher
- » Centre island unit with granite and oak worksurfaces and a selection of cupboards and drawers under
- » Tiled splash backs



# Bathrooms

## Family Bathroom

- » Free standing roll top bath with floor mounted taps
- » Large fully tiled walk in shower with glazed screen and wall mounted shower
- » Wash hand basin with cupboards under



## En-Suite Bathroom

- » Free standing slipper bath with floor mounted taps and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Ceramic tiled floor



## Ground Floor Shower Room

- » Large fully tiled shower cubicle with wall mounted shower, glazed screen and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin
- » Tiled floor

# Specification

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- » Cast iron wood burning stove in the sitting room
- » Wonderfully light kitchen/breakfast room
- » Flexible living space with ground floor bedrooms and bathroom
- » Principal bedroom suite with 'Juliet' balcony and ensuite bathroom with free standing bath
- » Stunning views of the South Downs National Park farmland
- » Off street parking for several cars
- » Wonderful south facing rear landscaped garden
- » Glorious pond
- » Sizable timber summer house with paved patio in front



# External

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The property is approached over a block paved driveway with parking for 4 cars. A timber gate provides access to the rear garden where a crazy paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with a post and rail fenced area enclosing the pond. Within the garden is a large timber summer house with paved patio in front. The garden is bordered by mature hedgerow and established trees.





## Lewes Road, Ditchling, BN6 8TU

Approximate Gross Internal Area = 208.8 sq m / 2247 sq ft

Garden Studio = 16.8 sq m / 181 sq ft

Total = 225.6 sq m / 2428 sq ft



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. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 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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