



Woodcocks

10 CLAYTON ROAD | DITCHLING | EAST SUSSEX | BN6 8UY

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Situation

A sizeable detached family house, in need of some updating with huge scope for further extension and conversion set in large southerly facing landscaped gardens of approximately half an acre and only minutes walk from the High Street

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 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.

'Woodcocks' is a sizeable property amassing to approximately 3,000 sq ft (including garaging) and is situated in a convenient location within easy walking distance of the centre of the High Street. The property is in need of some updating and modernisation but with its flexible reception space and scope for further extension and conversion (subject to any necessary consents), it has the potential to be a substantial family home. The ground floor provides 5 reception rooms with the majority looking out over the rear landscaped gardens. The first floor has a master bedroom with en-suite bathroom, 4 further bedrooms and a family bathroom. The landscaped gardens extend to both the front and rear of the property and comprise large expanses of lawn, terraced areas, a selection of mature trees and well stocked shrub and plant borders. There is also the benefit of an integral triple garage and a driveway with parking for several cars.



Overview

Kitchen

- » Wall and base units
- » Space for fridge freezer
- » Space for dishwasher
- » Gas fired 'Aga' with extractor fan over

Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Wash hand basin with cupboards under
- » Heated towel radiator

Master Bedroom En-Suite

- » Panelled bath with wall mounted taps
- » Inset wash hand basin with cupboards under

Specification

- » 'Vaillant' gas fired boiler located in the garage
- » Beautifully landscaped gardens
- » Integral triple garage

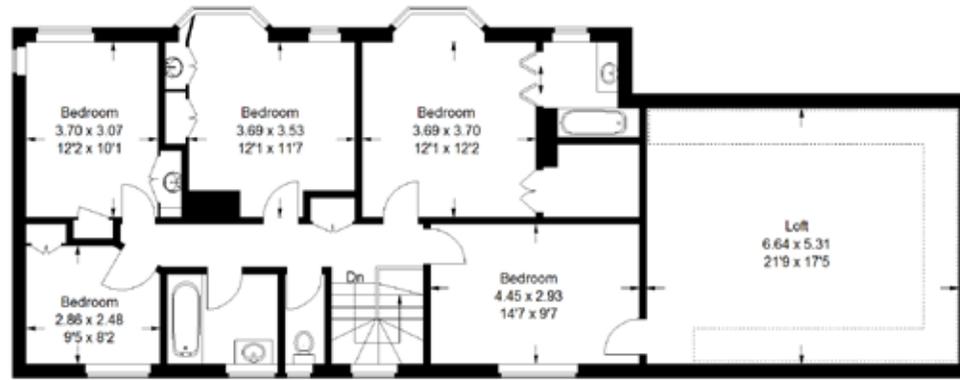
External

The property is approached via a 5 bar gate over a tarmac driveway with parking for several cars and access to the Integral triple garage. There is an area of lawn with a post and rail fence and well stocked shrub and plant borders. Side access to the rear garden is via a wrought iron gate. A paved patio adjoins the rear of the property to a large expanse of lawn bordered on all sides with mature hedgerow. The lawn is interspersed with mature trees and well stocked shrub and plant beds. There is also the benefit of a water feature and timber garden shed and large green house.

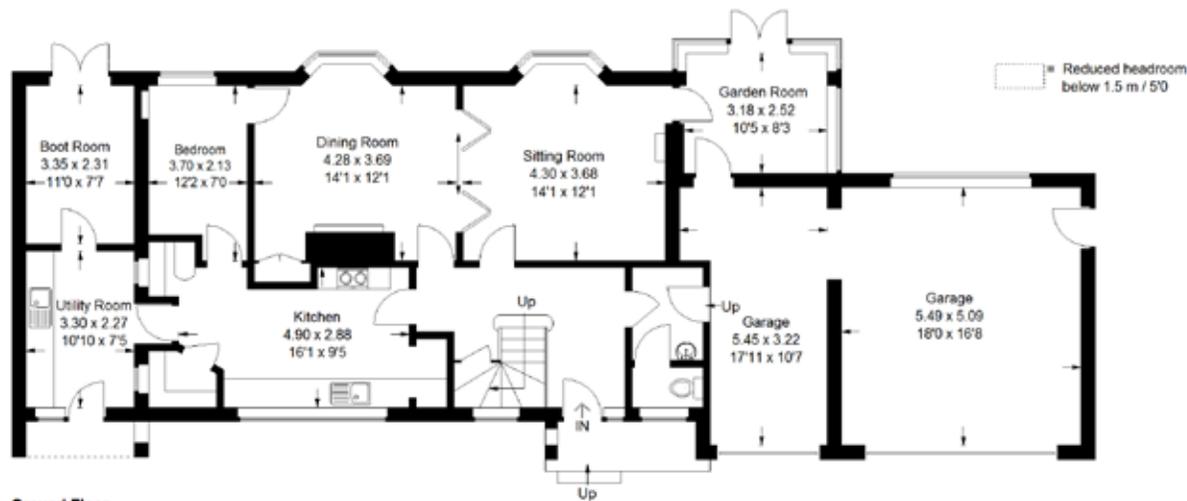


Clayton Road, Ditchling, BN6 8UY

Approximate Gross Internal Area
(Including Garage / Loft / Reduced Headroom)
278.7 sq m / 3000 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2018

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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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