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Mulberry Cottage, 68a Lewes Road, Ditchling BN6 8TY

In Excess of **£1,100,000 Freehold**



Mulberry Cottage Lewes Road

This high quality designer home forms part of a cluster of just 3 detached properties built by locally based Vander Homes in 2023 who specialise in prestige individual builds. The two main bedrooms both benefit from ensuites and dressing rooms. A particular feature is the full width kitchen/dining/family room with bifold doors opening to the south facing rear garden with far reaching views, occupying a wide corner plot adjoining Nye Lane, a private track made up of only 4 bungalows/chalets, that turns into a bridle path leading directly to the South Downs, skipping over Underhill Lane.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining/Family Room & Separate Utility Room
- Master Bedroom with Dressing Room & Ensuite
- 2 Further Bedrooms & Family Bathroom
- 2nd Floor Guest Bedroom with Dressing Room & Ensuite
- Solar Panels & Air Conditioning to all Bedrooms
- Private Driveway & EV Charger
- South Facing Rear Garden with Views
- 10 Year Build Zone Guarantee







Mulberry Cottage Lewes Road

Ideally situated within a short stroll of the historic village and almost opposite playing fields and the highly regarded St Margaret's C of E primary and nursery school which is part of the Hurst College Education Trust. Positioned at the foot of the South Downs, Ditchling is known for its blend of boutiques, quaint tea rooms and 2 popular pubs, one of which is an award winning gastro pub. The area is well served by private schools which include Brighton College and Hurstpierpoint College, the latter only a 10 minute drive away. Hassocks with its mainline station is 1.7 miles away and the larger town of Burgess Hill with 2 mainline stations is 4.2 miles away. Brighton & Hove the city by the sea is 9 miles away.

The high specification accommodation comprises an entrance hall with stairs to the first floor and a cloakroom leading off it, both with stone floors. The living room faces the front and includes a bespoke media unit with cupboards and display shelves. A particular feature is the dual aspect full width kitchen/dining/family room with its stone floor and bifold doors that open to the south facing terrace and an excellent range of cupboards designed by the locally based Rever Kitchens to include a breakfast bar with cupboards and seating for 4 people. There are quartz stone worksurfaces and integrated smart Samsung appliances to include a double oven, ceramic hob and a dishwasher. The matching utility room has an airing cupboard and a door to the side.

From the landing there are stairs to the 2nd floor and a useful walk-in laundry room with shelves.

The master bedroom features a dressing room with built in quality furniture and a fully tiled ensuite shower room. There are 2 further bedrooms, one of which could be for a nursery room or used as a study. The fully tiled family bathroom has a freestanding bath.

The guest bedroom is located on the 2nd floor and this also has a dressing room and an ensuite shower room. Crosswater provided all the bath and shower furnishings, along with the chrome and brass sanitary ware.

68a Lewes Road, Ditchling, East Sussex, BN6 8TY

Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft

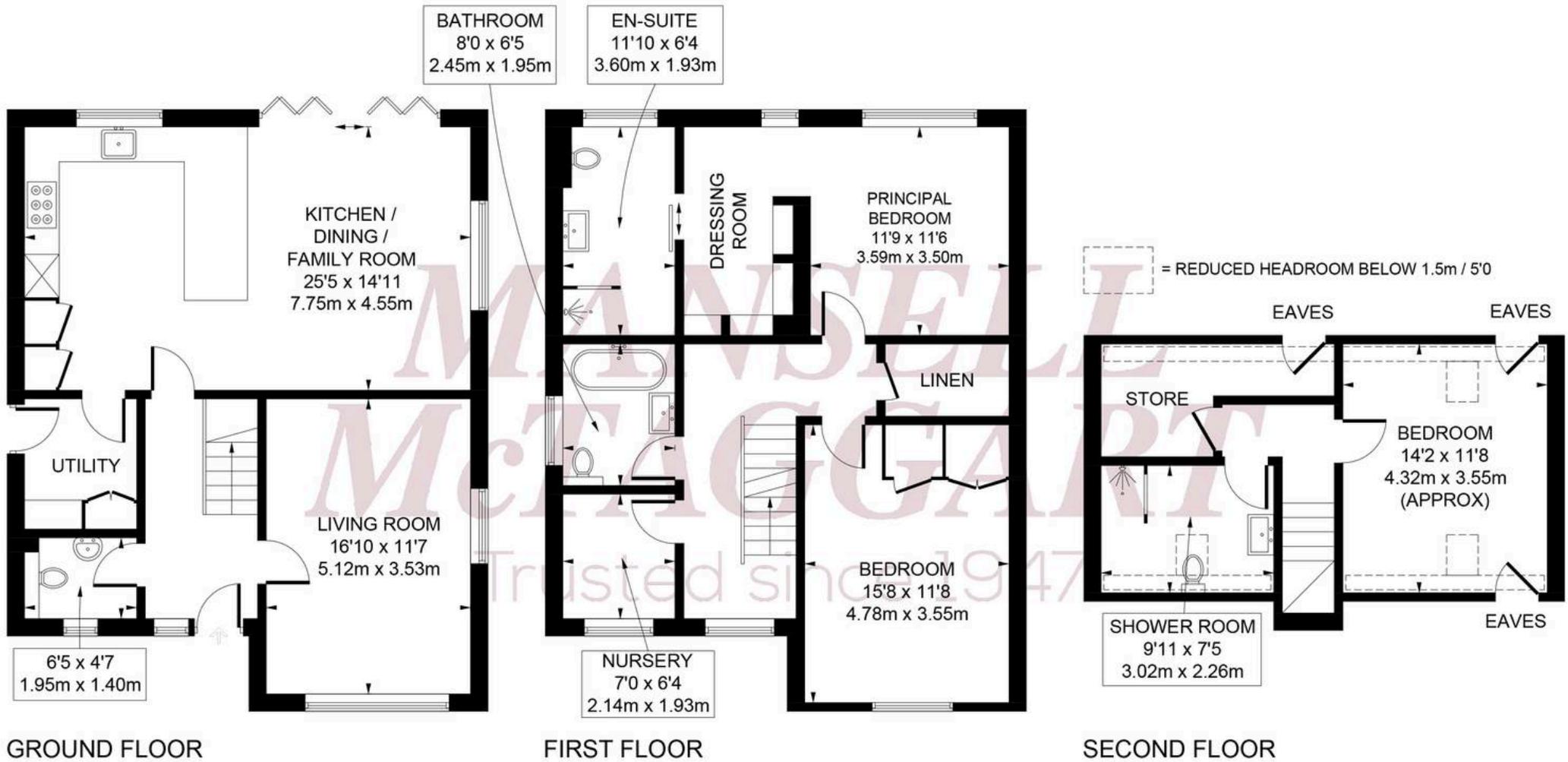
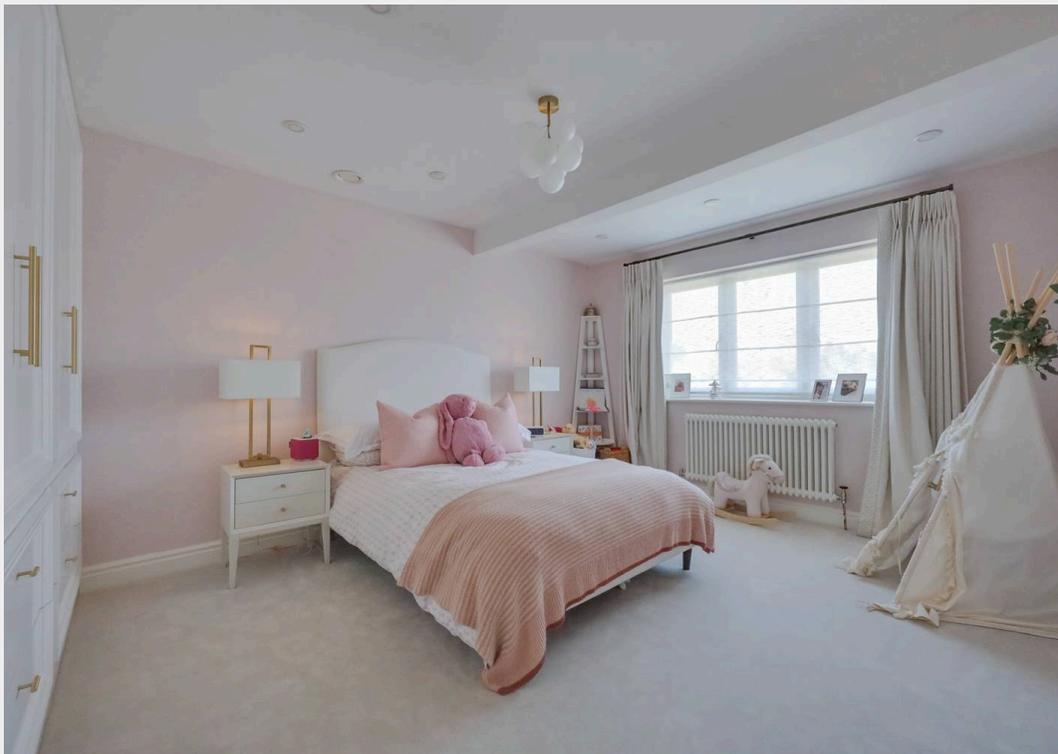
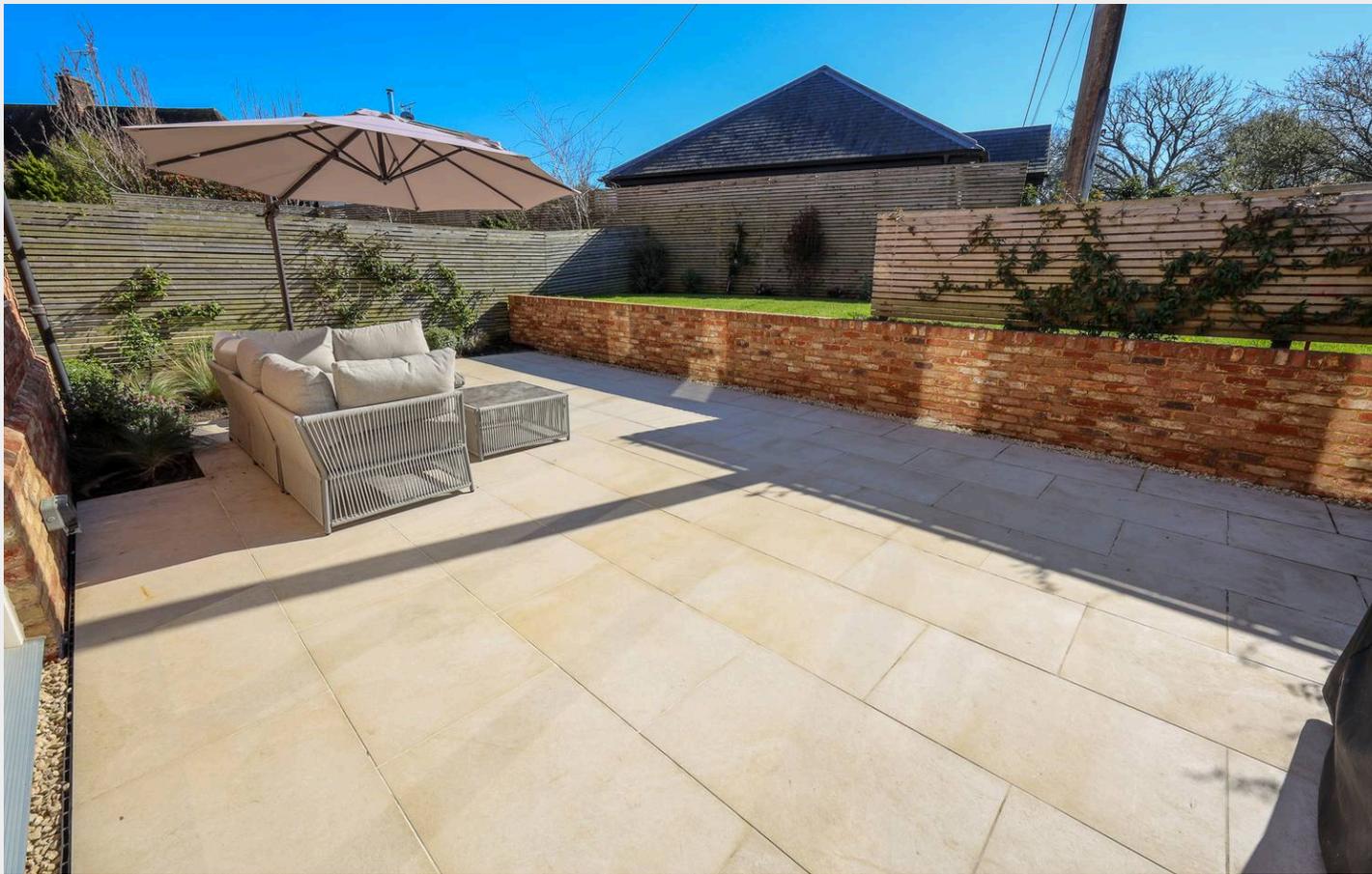


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1284939)





Outside a driveway provides ample parking. Electric vehicle charge point, outside tap and shed. There is a side gate and a wide side access laid to lawn to the south facing 50' wide x 40' deep rear garden which has far reaching views to the South Downs. A full width patio with power provides a wonderful entertaining space with borders and a brick retaining wall. The remainder is laid to lawn. The whole is enclosed by quality fencing and hedging.

Benefits include gas fired central heating with underfloor heating to the ground floor (the Vaillant boiler is located in the utility room), timber framed double glazed windows and a 10 year build zone guarantee from new.

Council Tax band: G



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