

Charters

LEWES ROAD | WESTMESTON | EAST SUSSEX | BN6 8RH

Chatt estates



Situation

An exceptional country residence set within approximately seven acres of gardens and grounds, enjoying glorious views across the South Downs and complemented by a triple garage and substantial agricultural barn

Occupying a wonderful position within the South Downs National Park, 'Charters' is an appealing country home set within 'Parkland' gardens and grounds extending to just over seven acres. Enjoying an established setting, with scope to enlarge (stnc), the property boasts wonderfully light filled rooms, far reaching rural views in all directions and gardens with a high degree of privacy. On entering, a welcoming hall provides access to the principal reception rooms creating a natural flow through the ground floor. The sitting room is a particularly attractive space, generous in its proportions and enjoying an abundance of natural light from the numerous windows and French doors opening onto the gardens. The room enjoys delightful views across the surrounding grounds and towards the South Downs with a dining area positioned to the rear. This connects through to the kitchen/ breakfast room with a separate utility room and cloakroom adding to the practicality of the accommodation. A versatile second reception room, currently used as a study is positioned at the front of the property. To the first floor, a spacious landing leads to four bedrooms. The principal bedroom suite is particularly well positioned enjoying beautiful views towards the South Downs and incorporating a walk in dressing area and en-suite bathroom. There are three further well proportioned bedrooms served by a generously sized family bathroom. The grounds are a defining feature of Charters extending to just over seven acres and offering a wonderful combination of established gardens and open pastureland. The approach is particularly impressive with a sweeping driveway winding through the gardens to the house and a substantial triple garage. Formal gardens surround the house and incorporate mature trees, established shrubs and well stocked borders creating an attractive and established setting. A large terrace adjoins the property providing an ideal space for outdoor dining and entertaining with the gardens offering a lovely outlook from the principal reception rooms. Beyond the formal gardens, the land opens out to predominantly level pasture enclosed by established boundaries. A substantial barn provides useful additional accommodation for storage.







Kitchen

- Shaker style base units with fitted shelves
- Inset sink and drainer
- Space for gas range cooker
- Space for fridge freezer
- Space for washing machine
- Space for wine fridge
- Tiled floor







Bathrooms

Family Bathroom

- Panelled bath with centre taps
- Large walk in shower room with hand shower attachment
- Low level suite
- Wash hand basin with cupboards under
- Heated ladder style towel radiator
- Tiled floor

Principal Bedroom En-Suite Bathroom

- Panelled bath with hand shower attachment
- Large walk in shower with hand shower attachment and glazed screen
- Low level w.c. suite
- Bidet
- Twin inset wash hand basins
- Heated ladder style towel radiators
- Tiled floor

En-Suite Shower Room

- Fully tiled shower with wall mounted shower and glazed door
- Low level w.c. suite
- Wash hand basin







Specification

- Wall mounted gas fired ‘Alpha’ boiler
- Double glazed windows throughout
- Herringbone parquet flooring to the majority of the ground floor
- 2 x modern wood burning stoves
- Principal bedroom with walk in dressing area and en-suite bathroom with separate shower
- Huge scope for enlargement (stnc)
- Gardens and grounds amassing to approximately 7 acres
- Sizable agricultural barn
- Detached triple bay garage









External

The property is approached over a sweeping driveway providing parking for several cars and access to the detached triple bay garage. A raised brick terrace adjoins the side of the property providing an elevated space to entertain. Formal lawns extend from the house interspersed with well stocked mature shrub beds along with a timber summer house and attached patio. The garden continues, with established trees and an agricultural barn sits on the eastern side of the plot providing ample storage. Extending to the north the garden turns to pastureland bordered on all sides with established hedgerow.



Location

The property is set on the periphery of Ditchling in Westmeston. The village of Ditchling 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 revered state and private schools for all ages.







Lewes Road, Westmeston, BN6 8RH

Approximate Gross Internal Area = 194.8 sq m / 2097 sq ft
Outbuildings = 147.6 sq m / 1589 sq ft
Total = 342.4 sq m / 3686 sq ft



Transport Links

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.6 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.1 miles
Brighton	approx. 8.6 miles
Gatwick Airport	approx. 25 miles

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