



Colmar House, Beacon Road, Ditchling, BN6 8XB

A rare and wonderful opportunity to purchase this five bedroom detached house with over an acre of grounds set in this idyllic position at the foot of the South Downs. The property offers scope for refurbishment and redecoration with the potential to make a stunning home.

Guide Price
£1,250,000



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Colmar House, Beacon Road

Ditchling

An individual bright and spacious five bedroom detached house which is located at the end of a private lane by the foot of the South Downs within walking distance of the highly sought after village of Ditchling. The property was built in the 1960's and the current owners have been in residence since 1987. The house has the benefit of a self-contained annexe, large secluded garden with outdoor swimming pool and fine views of the South Downs. Whilst the property does require refurbishment and redecoration throughout a house in this idyllic position enjoying such peacefulness and tranquillity is rarely available. There is a gravelled area offering plenty of parking together with a double timber built garage and open field adjacent.

Door to entrance lobby with cupboard housing electric consumer unit, alarm system and door to leading into the spacious hall with open tread stairs to first floor, study area with double glazed window to front. There is a cloakroom, separate dining/family room with double glazed windows, kitchen/breakfast room with range of wall and base cupboards, built in double oven, electric hob, space for tall fridge freezer, breakfast table area, double glazed windows to rear with views, space and plumbing for dishwasher, door to covered area with cupboard housing further electric consumer units, door leading to utility area with space and plumbing for washing machine, space for further fridge/freezer, door to garden. The double aspect living/dining room has windows to front and rear, open fire, glazed door and side window to covered outside seating area and door to sun room with windows to front, side and rear.



Colmar House, Beacon Road

Ditchling

There is a self-contained annexe with kitchen, living room, bedroom and bathroom which has its own separate council tax (currently Band A).

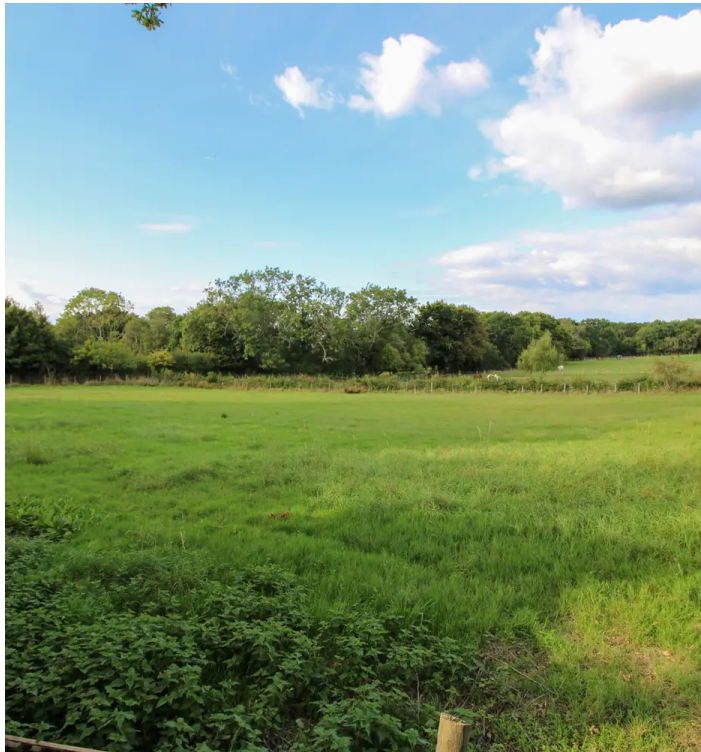
Turned stairs leading to first floor with large window to front, hatch with pull down ladder to large loft space which is mainly boarded and has lighting. There are five bedrooms all with pleasant views of open fields and some enjoying the South Downs. The main bedroom has en suite bathroom and door to roof terrace. Bedrooms four/five have an interconnecting door and there is considered potential to knock these rooms into one large double. Bathroom and separate W.C. complete the upstairs.

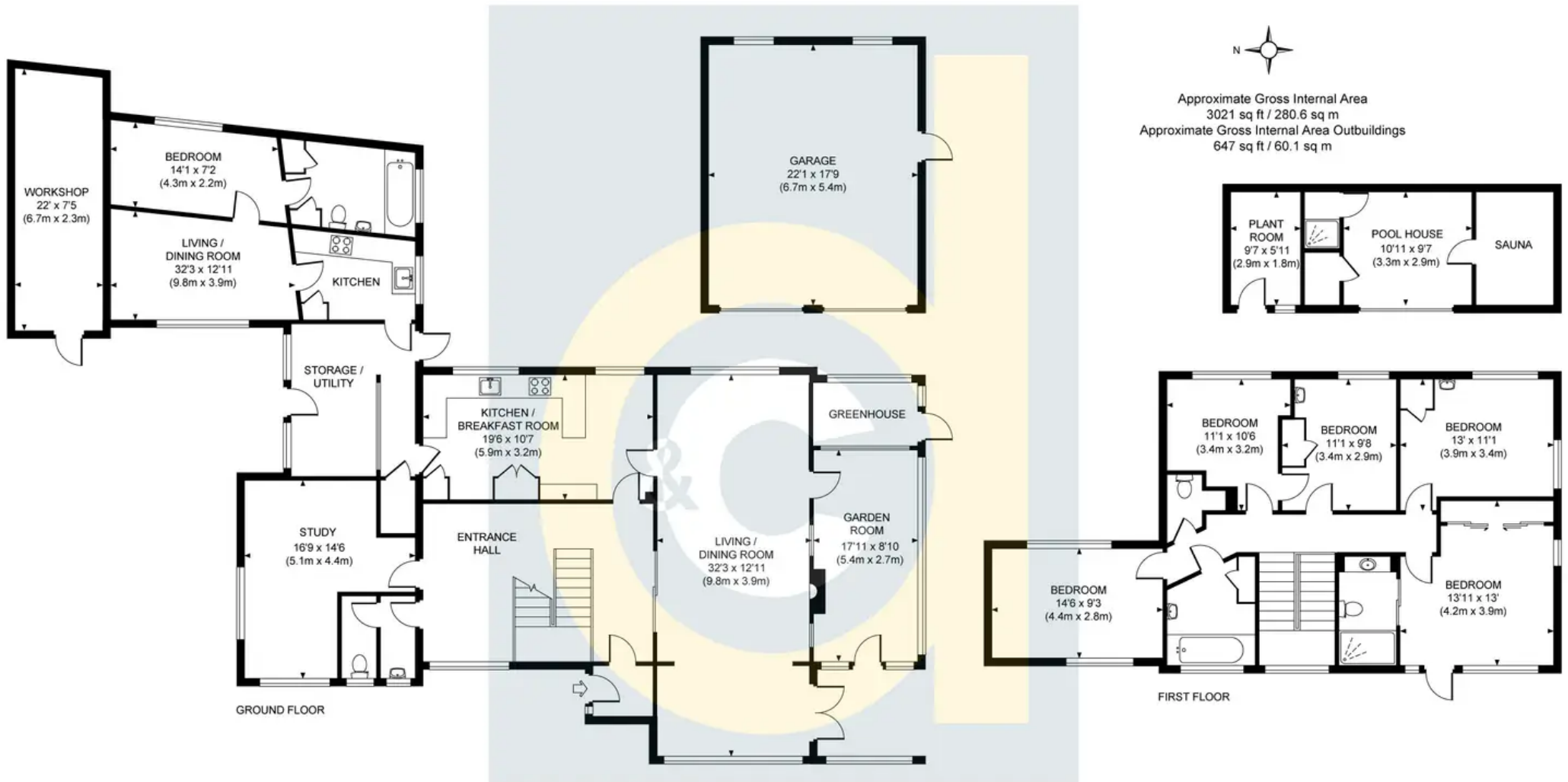
OUTSIDE

The fabulous garden is the particular feature of this property and offers privacy and seclusion from all sides. There is mature hedging, shrubs, trees and flower beds, garden sheds, glorious views of open fields and the South Downs, swimming pool.



A private lane leads to gravelled area which provides parking for several vehicles, pathway to front door and timber constructed double garage with power and light.

NB: There is a field adjacent to the property which is approximately just over an acre and not included in the sale. However, the owners may give possible consideration to selling subject to negotiations/purchase price.





Approximate Gross Internal Area
3021 sq ft / 280.6 sq m
Approximate Gross Internal Area Outbuildings
647 sq ft / 60.1 sq m

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