



Wild Goose Cottage, 113 East End Lane, Ditchling, BN6 8UR

A unique and individual period character cottage with a sizeable second cottage within the grounds, an outdoor heated swimming pool and enjoying fine views of the South Downs National Park. Within the Ditchling historic village conservation area. Once owned by Frederick Roland Emmett OBE.

Offers in
Region of
£1,150,000



**MANSELL
McTAGGART**
Trusted since 1947

Wild Goose Cottage, 113 East End Lane

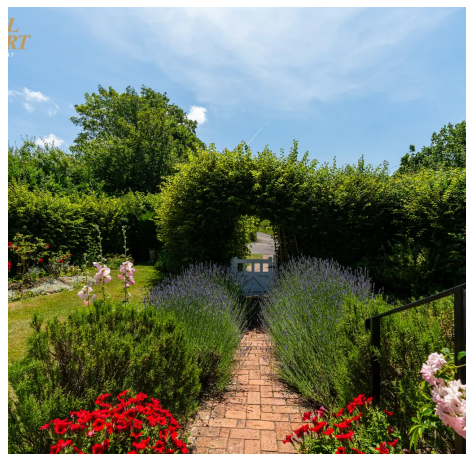
Ditchling

Wild Goose Cottage: Reception hall, cloaks/shower room, triple aspect sitting room, separate dining room, kitchen/breakfast room, two double bedrooms, bathroom/wc

The Cottage within the grounds: Hall, cloakroom, sitting room, kitchen/dining room, two bedrooms, bathroom/wc

Facilities: Brick paved hardstanding for three cars, front garden, private driveway, garage, enclosed and secluded rear garden with outdoor heated swimming pool.

- A pair of character cottages on one title deed
- Beautiful gardens and grounds + heated pool
- Ample parking – garage
- Views to South Downs National Park from principal rooms
- Ideal as annexed accommodation or for sub-letting
- Short walk of the historic village High Street
- All mains services
- Nearby footpaths linking with the South Downs
- Council tax band G
- Energy performance rating E



Wild Goose Cottage, 113 East End Lane

Ditchling

LOCATION: The property is located in East End Lane and within walking distance of the pretty and historic High Street that has a selection of specialist shops, tea rooms, Post Office, ancient parish church and popular Church of England primary school. Ditchling is considered a most desirable location being in reach of the beautiful South Downs National Park, yet is only 5 minutes drive of Hassocks, which has a greater array of shopping and other amenities including a secondary school and mainline station. Burgess Hill town centre is about 4 miles to the north, whilst Brighton and the South Coast is a 20 minute drive. The M23 linking Brighton with the M25 via Gatwick International Airport is about 15 minutes' drive.

STATION: Hassocks mainline railway station is approximately one and a half miles away and provides fast and frequent services to London (Victoria/London Bridge 55 minutes Gatwick International Airport and the South Coast (Brighton 10 minutes).

DIRECTIONS: From the mini roundabout in the centre of Ditchling, proceed east along Lewes Road, passing the primary school. Turn left into East End Lane and Wild Goose Cottage will be found on your right hand side on the corner of Barnfield Gardens.



113 EAST END LANE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

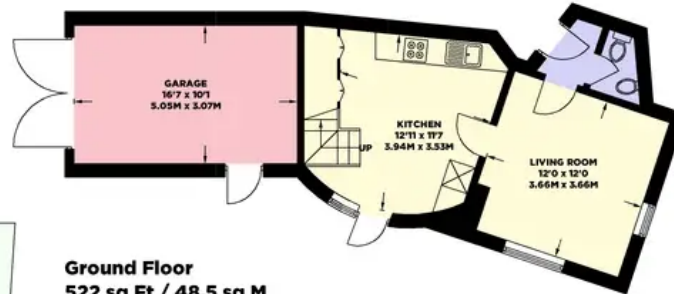
House 1
1283 sq ft / 119.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

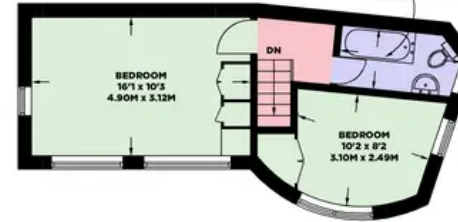
1363 sq ft / 126.6 sq m

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

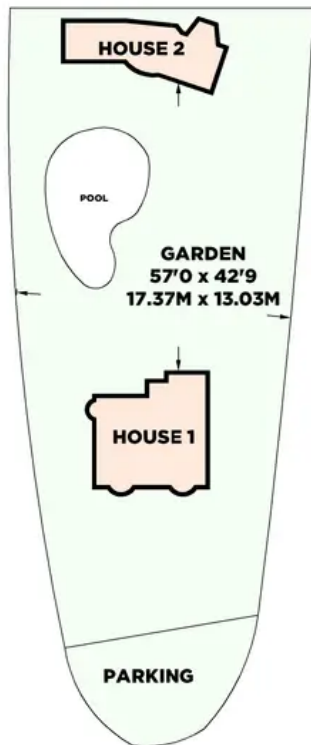
House 2
858 sq ft / 79.8 sq m



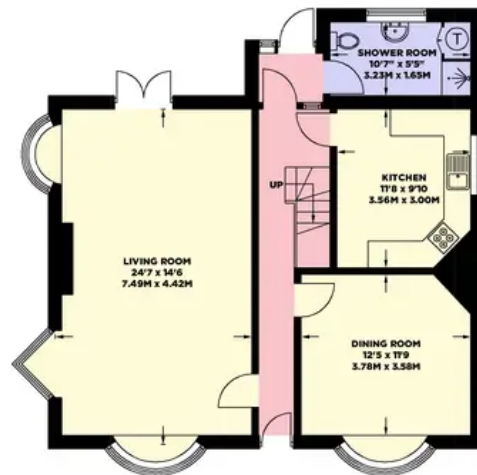
Ground Floor
522 sq Ft / 48.5 sq M



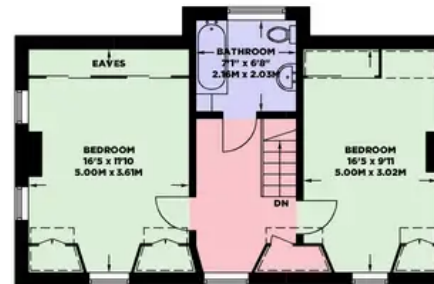
First Floor
336 sq Ft / 31.3 sq M



Site Plan



Ground Floor
855 sq Ft / 79.4 sq M



First Floor
508 sq Ft / 47.2 sq M

© Mansell McTaggart 2023
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
has@mansellmctaggart.co.uk

mansellmctaggart.co.uk
01273 843377

**MANSSELL
McTAGGART**
Trusted since 1947



**Certified
Property
Measurer**

| | |
|--|------------------------------|
| | Ceiling Height |
| | Hot Water Tank |
| | Fridge / Freezer |
| | Head Height Below 1.5m |
| | Measuring Points |
| | Storage Cupboard |
| | Fitted Wardrobes |
| | Garden Shortened for Display |