



## 5 Charlton Gardens Lewes Road, Ditchling, BN6 8WA

£1,250,000

A substantial detached executive style family home with five bedrooms, five reception rooms and three bathrooms, totalling just under 3000 square feet (inc. garaging). Situated in a small private close of similar homes in the heart of this sought after and historic downland village.



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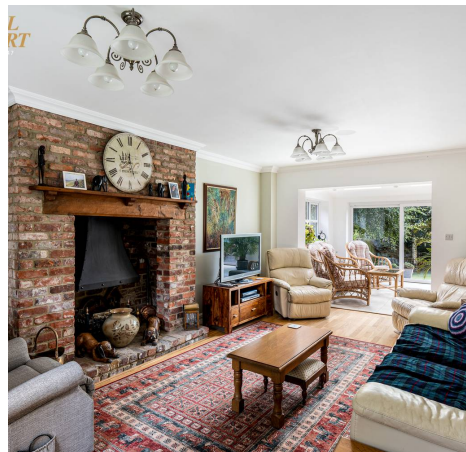
# 5 Charlton Gardens

## Ditchling

A substantial detached executive style family home with five bedrooms, five reception rooms and three bathrooms, totalling just under 3000 square feet (inc. garaging). Situated in a small private close of similar homes in the heart of this sought after and historic downland village. Originally constructed in 2000 by 'Hillreed Homes' and recently extended on the ground floor by our vendor creating a lovely South facing, bright and airy garden room.

The flexible accommodation is arranged over two floors, with a cloakroom, five separate reception rooms along with a kitchen/breakfast room and a utility room on the ground floor. The first floor features a master bedroom with en-suite bath and shower room, a guest bedroom with en-suite shower room, three further bedrooms all with built in wardrobe cupboards and a family bath and shower room.

Outside, timber five bar gates lead to a double width brick paved driveway and in turn the detached brick built double garage. The South facing rear gardens are predominantly laid to lawns with mature trees and shrubs providing a good degree of privacy.



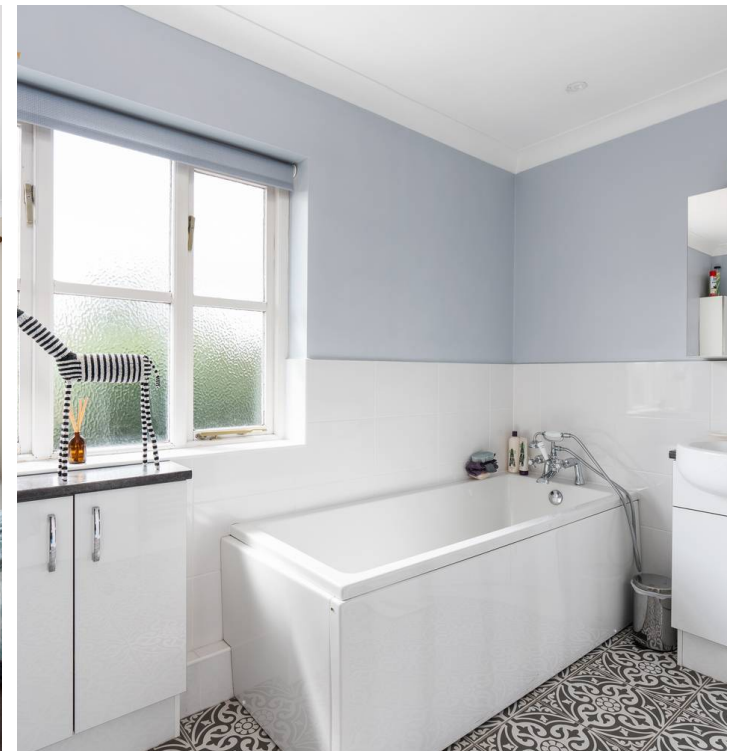


# 5 Charlton Gardens

## Ditchling

- Detached executive five bedroom, five reception room family home
- Small private residential close
- Heart of the village location
- Within the South Downs National Park
- South facing landscaped gardens
- Substantial detached double garage
- Many double and triple aspect rooms making for a light and airy home
- Built in wardrobes to all bedrooms
- Three bathrooms
- Council tax band H – Energy performance rating C

Ditchling High Street has an array of village shops, boutiques, a store, post office, bakery and tea rooms. Ditchling also has a church, village hall, health centre and a museum. The village has a busy social calendar with numerous events throughout the year, sports clubs, leisure groups and golf club. The village is completely surrounded by countryside interspersed with footpaths and bridleways linking with the neighbouring districts, villages, Ditchling Common and the South Downs. Nearby Hassocks (1.5 miles away) has a broader range of shops and railway station whilst the main towns of Burgess Hill (4 miles) and Haywards Heath (7 miles) offer an extensive range of shops.



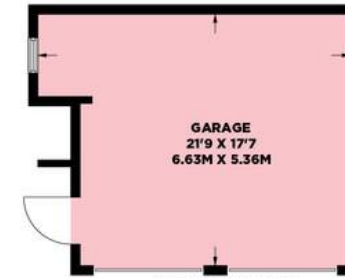
# 5 CHARLTON GARDENS

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / GARAGE)

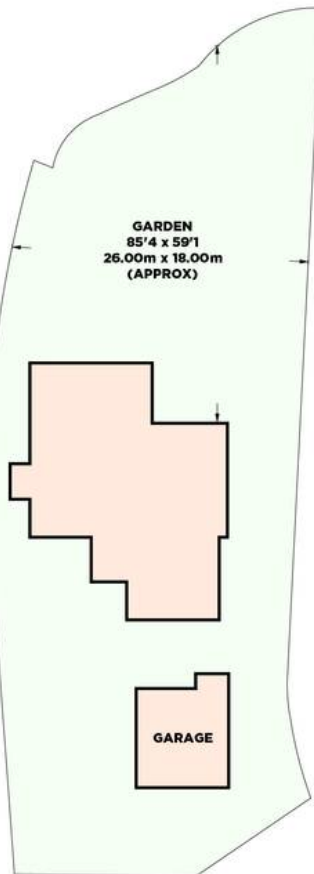
**2479 sq ft / 230.3 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / GARAGE)

**2899 sq ft / 269.3 sq m**



(Not Shown In Actual  
Location / Orientation)



Site Plan



Ground Floor  
134.8 sq Ft / 1451 sq M



First Floor  
102.2 sq Ft / 1100 sq M

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display



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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 all area 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 data shown is an approximate interpretation for illustrative purposes only.