

Hamptons

INTERNATIONAL



Lodge Hill Lane, Ditchling, BN6

6  4  2 

GUIDE PRICE

£3,750,000

(£3,750,000)

Property details



Key features

- House is believed to date back to 19th century
- Air source heat pump servicing the house
- Wall mounted gas fired 'Worcester' boiler
- Photovoltaic panels
- Contemporary pool & spa complex
- Modern detached double garage and driveway
- Landscaped gardens and grounds overlooking the sea
- Outdoor tennis court
- Sizable kitchen garden comprising 1000sq ft

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Description

An exciting lifestyle property with an exceptional indoor pool complex, tennis court and views of the South Downs. Set in a highly sought after position with views across the village to the South Downs, this exceptional family home has been meticulously extended and developed to create a playground of fun. The private garden was designed by a renowned local landscape designer, providing an exquisite blend of elegant formal gardens, a substantial kitchen garden and a series of charming informal spaces all arranged to capture and frame the stunning panoramic views. Complementing the main house is an impressive contemporary pool and spa complex, complete with sauna, changing facilities and an outdoor tennis court. The Kitchen has modern wall and base units, stainless steel worksurfaces, inset sink, integrated Siemens electric oven, and combination/microwave oven, integrated Siemens coffee machine, 2 x integrated Siemens warming drawers, Fisher & Paykel American style fridge freezer, integrated Miele dishwasher, island unit with stainless steel worksurface, inset sink and breakfast bar, inset Smeg 5 ring gas hob with modern extractor fan over. Principal bedroom with en-suite shower room which includes large walk in shower with oversized rainwater shower head, low level w.c. suite, twin modern free standing wash hand basins with wall mounted drawers under and heated ladder style towel radiator. Family bathroom with panelled bath and wall mounted shower, low level w.c. suite, pedestal wash hand basin, Heated ladder style towel radiator, tiled floor. Family Shower Room with fully tiled shower areas with oversized rainwater shower head, low level w.c. suite, pedestal wash hand basin, heated ladder style towel radiator, fully tiled walls and floor. Second Floor Bedroom en-suite Shower Room with fully tiled shower cubicle with wall, mounted shower and glazed doors, low level w.c. suite with concealed cistern, wall mounted wash hand basin with drawers under, heated ladder style towel radiator, tiled floor. Outside The property is approached via a shingle driveway providing parking for several cars along with access to the detached double garage and adjoining studio. To the rear, a paved terrace adjoins the house dappled in light via a wisteria covered pergola while a generous expanse of lawn lies to one side. Steps lead down to a formal garden arranged around a central ornamental pond with a corresponding circular lawn and surrounding shingle pathway framed by formal hedging and shrubs. Beyond the timber gates lies a substantial kitchen garden, featuring a series of raised sleeper beds, shingle pathways and a sizable greenhouse. A large, decked terrace overlooks the pool complex with steps descending to the next tier of lawn where the pool and spa area sit, all enclosed by mature hedging and shrubbery. A timber gate and further steps lead to the lower tier of garden where a spacious raised deck adjoins the outbuilding for tennis storage, home office and shower. Pool/Spa Complex: The contemporary pool & spa complex comprises a sizable indoor pool, sauna, changing and shower facilities along with a kitchenette. Sizable floor to ceiling glazed doors open, creating an indoor/outdoor space perfect for entertaining or unwinding. Situation Ditchling, nestled within the South Downs National Park, is a historic village with a selection of local shops, cafes, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London and a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village. Hassocks Train Station approx. 2 miles, Haywards Heath Train Station approx. 6.9 miles, London Victoria By Train approx. 47 mins, A23 Slip Road approx. 2.2 miles, Brighton approx. 9.6 miles, Gatwick Airport approx. 25 miles. Property Ref Number: HAM-62628. Additional Information FLOORPLAN TO FOLLOW. Local Authority: Lewes District Council. Council Tax Band: GG. Gas fired boiler, solar panels, air source heat pump. Conversion of tennis court to padel court. SDNP/25/02681/HOUS | Conversion of tennis court to padel court | Lodge Hill House Lodge Hill Lane Ditchling East Sussex BN6 8SR. Lodge Hill House Lodge Hill Lane Ditchling East Sussex BN6 8SR. Ref. No: SDNP/25/02681/HOUS | Received: Mon 30 Jun 2025 | Validated: Mon 07 Jul 2025 | Status: Application in Progress. Outbuilding for home office, tennis store, changing room, shower room and garden store - ref: SDNP/21/04128/NMN



















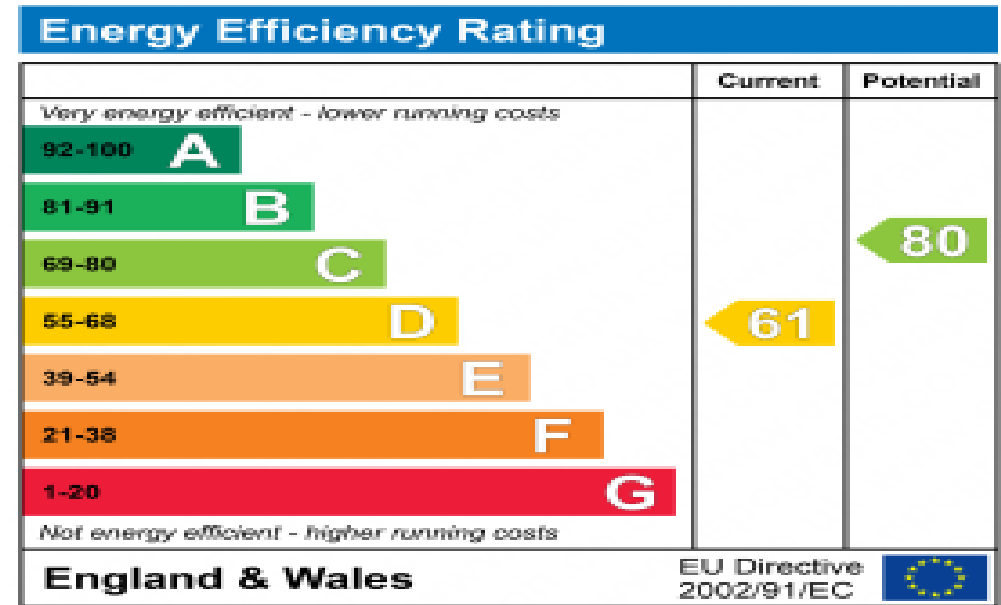












Floor plan

(Excluding Void)



Home Office = 73.6 sqm / 792 sqft
 Garage = 30.4 sqm / 327 sq ft
 Outbuildings = 236.9 sqm / 2550 sq ft
 Total = 340.9 sqm / 3669 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement, 2nd edition.

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Location



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