



# THE WALLED GARDEN

17 – 25 SOUTH STREET | DITCHLING

A CREATIVE DEVELOPMENT OF FIVE DWELLINGS

## THE WALLED GARDEN

17 – 25 SOUTH STREET

DITCHLING

N°17 ————— 4 Bedrooms

N°19 ————— 3 Bedrooms

N°21 ————— 3 Bedrooms

N°23 ————— 2 Bedrooms

N°25 ————— 2 Bedrooms





### **The Development**

The Walled Garden is a creative development of five two storey dwellings set in a peaceful private courtyard in the heart of Ditchling. All dwellings enjoy southerly views of Ditchling Beacon and the South Downs.

Two of the houses are refurbishments of period buildings one the gardener's cottage, the other previously the framing studio of Sir Frank Brangwyn RA.

Three houses are new, built to exacting standards in the Arts and Crafts Style using hand made bricks, hand made clay roof tiles and purpose made hand crafted wood windows.

All properties have ample parking, generous south facing gardens and benefit from being the joint owners of a small paddock and stream. All dwellings are covered by a 10 years Building Guarantee.

### **About Ditchling**

Ditchling is a picturesque, classic Sussex village nestling in the South Downs in the heart of the National Park. Of Saxon origin Ditchling was first recorded in 765 and later the manor and grounds were held by King Alfred the Great. In the early twentieth century the village became a renowned artists' colony, its sleepy appearance belies the vibrant and creative communities which have historically called it home and continue to do so today. With two traditional pubs, a busy tearoom and local shops Ditchling, with its half timbered houses and twelfth century church, is understandably one of the most desirable villages in the South of England.

Ditchling is just seven miles from Brighton and the coast, the A23 is a 10 minute drive and Gatwick can be reached in 25 minutes.

Hassocks with its mainline station is two miles away and the journey to London takes 60 minutes.

Hurstpierpoint and Hassocks have a good variety of independent shops, restaurants and bars with excellent schools. All within easy reach of Ditchling.



## The Houses

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### N°17

A detached new house of 1600 sqft with 4 bedrooms and 2 bathrooms built in traditional style using hand made bricks, roof tiles and wood windows

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### N°21

An attached refurbishment of the gardener's cottage incorporating an adjoining outhouse totalling 1625sqft with 3 bedrooms and 2 bathrooms

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### N°19

An attached period conversion of an old framing studio totalling 1575sqft with 3 bedrooms and 2 bathrooms and featuring vaulted ceilings and exposed roof timbers

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### N°23 & N°25

A pair of new cottages built in the traditional style within a Victorian walled garden each 1250sqft with 2 bedrooms and 2 bathrooms

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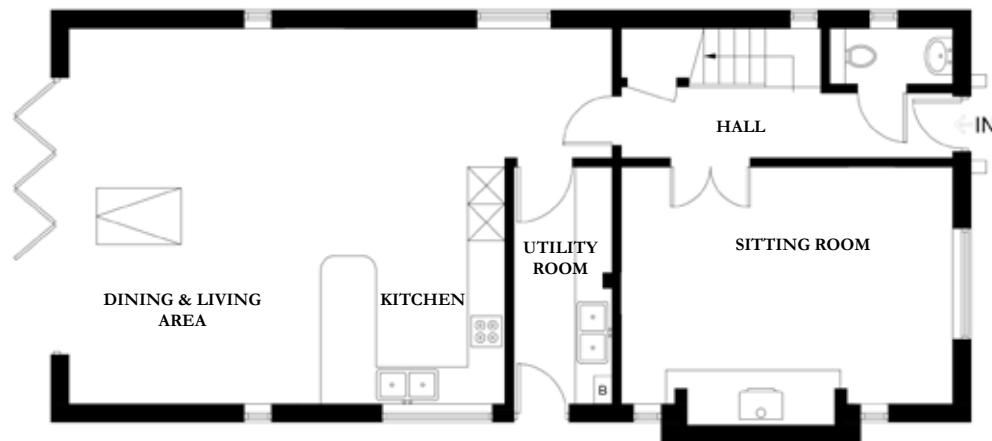


|             |      |
|-------------|------|
| TOTAL SQ FT | 1600 |
|-------------|------|

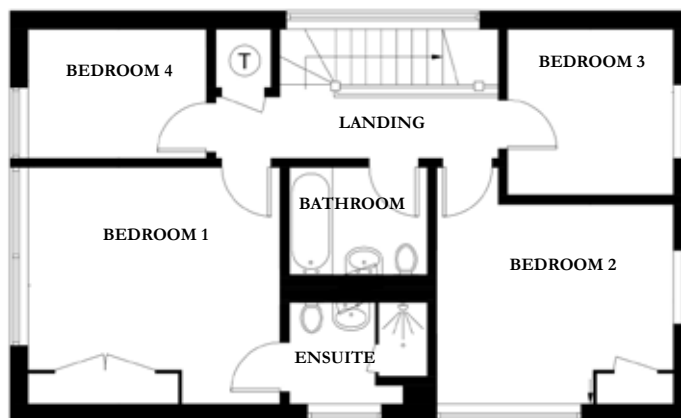
|            |       |
|------------|-------|
| TOTAL SQ M | 148.6 |
|------------|-------|

## N°17 South Street

A detached new house of 1600sqft  
with 4 bedrooms and two bathrooms



Ground Floor



First Floor

### Kitchen/Dining

6.09 x 7.05

20' x 23' 1"

### Living Room

5.40 x 3.80

17' 8" x 12' 5"

### Utility Room

1.60 x 3.80

5' 2" x 12' 5"

### Bedroom 1

4.09 x 3.85

13' 5" x 12' 7"

### Bedroom 2

3.29 x 3.85

10' 9" x 12' 7"

### Bedroom 3

2.72 x 2.70

8' 11" x 8' 10"

### Bedroom 4

2.89 x 2.14

9' 5" x 7'

### Bathroom 1

2.25 x 1.70

7' 4" x 5' 6"

### Bathroom 2

2.25 x 1.80

7' 4" x 5' 10"





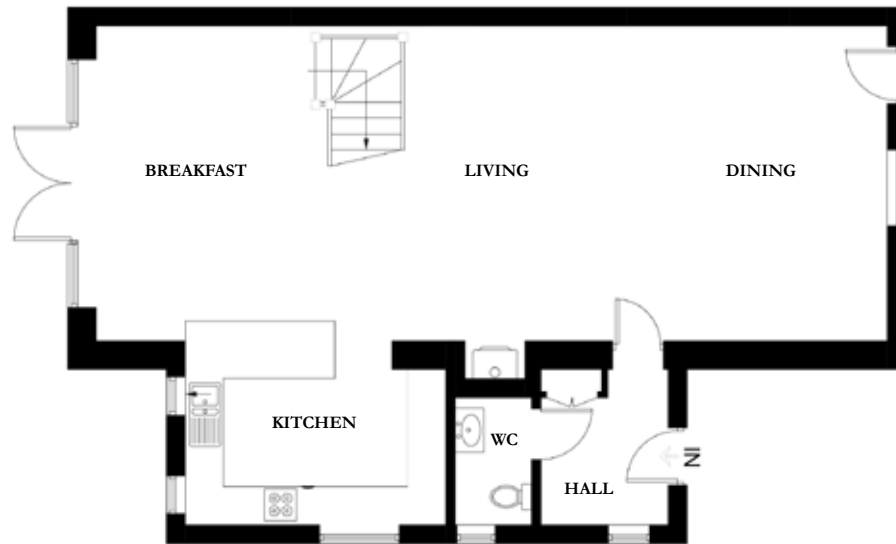
|             |      |
|-------------|------|
| TOTAL SQ FT | 1572 |
|-------------|------|

|            |        |
|------------|--------|
| TOTAL SQ M | 146.04 |
|------------|--------|



# N°19 South Street

An attached period conversion of 1575sqft  
with 3 bedrooms and 2 bathrooms



Ground Floor



First Floor

## Living/Dining

12.15 x 4.70

39' 10" x 15' 5"

## Kitchen

2.40 x 4.15

7' 10" x 13' 7"

## Hall

2.02 x 2.40

6' 7" x 7' 10"

## Bed 1

5.00 x 4.90

16' 4" x 16'

## Bed 2

3.64 x 4.90

11' 11" x 16'

## Bed 3

3.02 x 2.40

9' 10" x 7' 10"

## Family Bath

1.71 x 2.40

5' 7" x 7' 10"

## En-Suite

2.16 x 2.30

7' 1" x 7' 6"

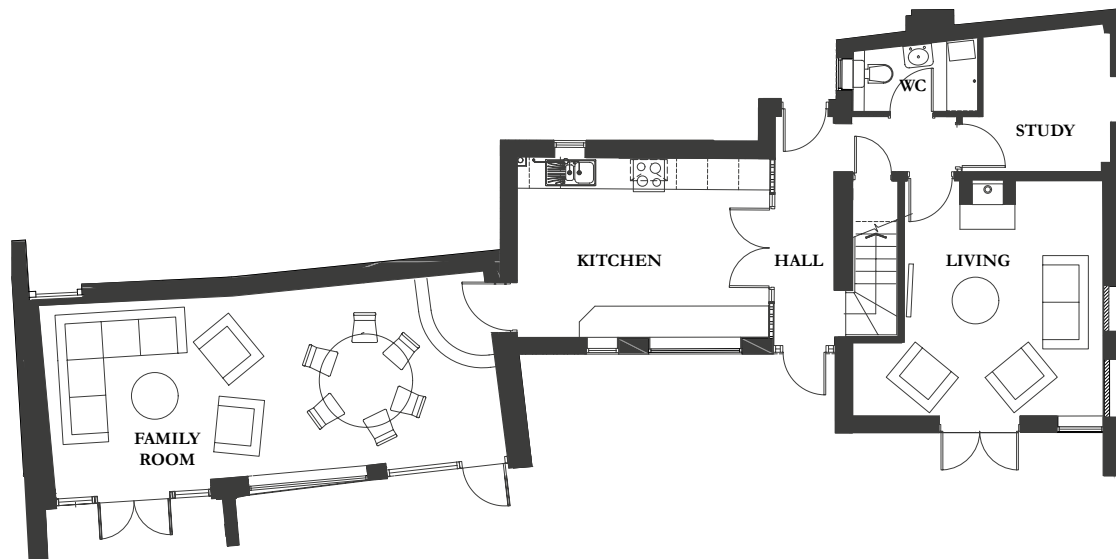


|             |        |
|-------------|--------|
| TOTAL SQ FT | 1653   |
| TOTAL SQ M  | 153.57 |

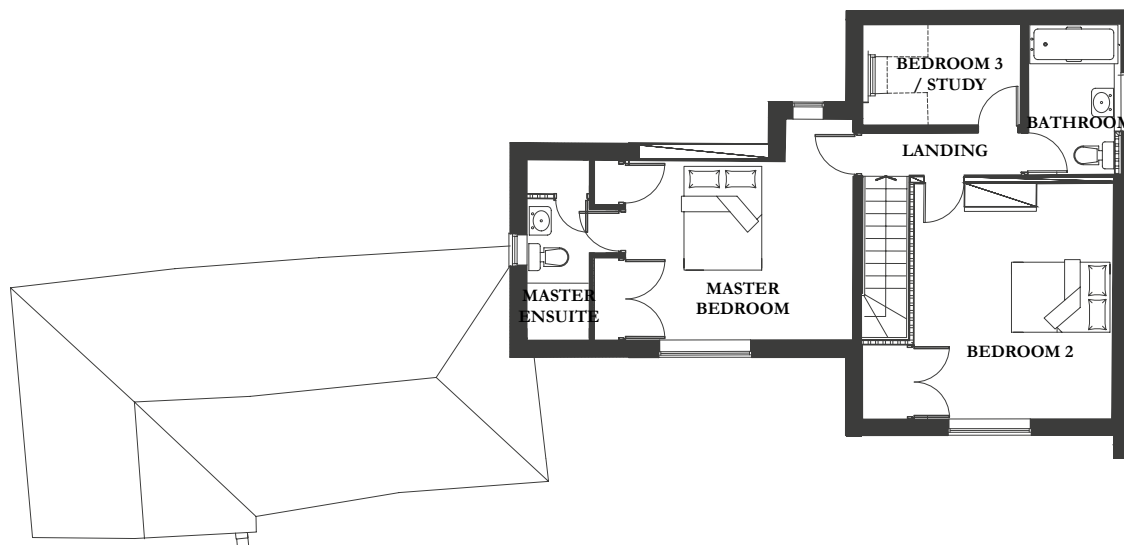


# N°21 South Street

An attached period refurbishment of 1625sqft  
with 3 bedrooms and 2 bathrooms



Ground Floor



First Floor

## Living/Dining

12.15 x 4.70

39' 10" x 15' 5"

## Kitchen

2.40 x 4.15

7' 10" x 13' 7"

## Hall

2.02 x 2.40

6' 7" x 7' 10"

## Bed 1

5.00 x 4.90

16' 4" x 16'

## Bed 2

3.64 x 4.90

11' 11" x 16'

## Bed 3

3.02 x 2.40

9' 10" x 7' 10"

## Family Bath

1.71 x 2.40

5' 7" x 7' 10"

## En-Suite

2.16 x 2.30

7' 1" x 7' 6"



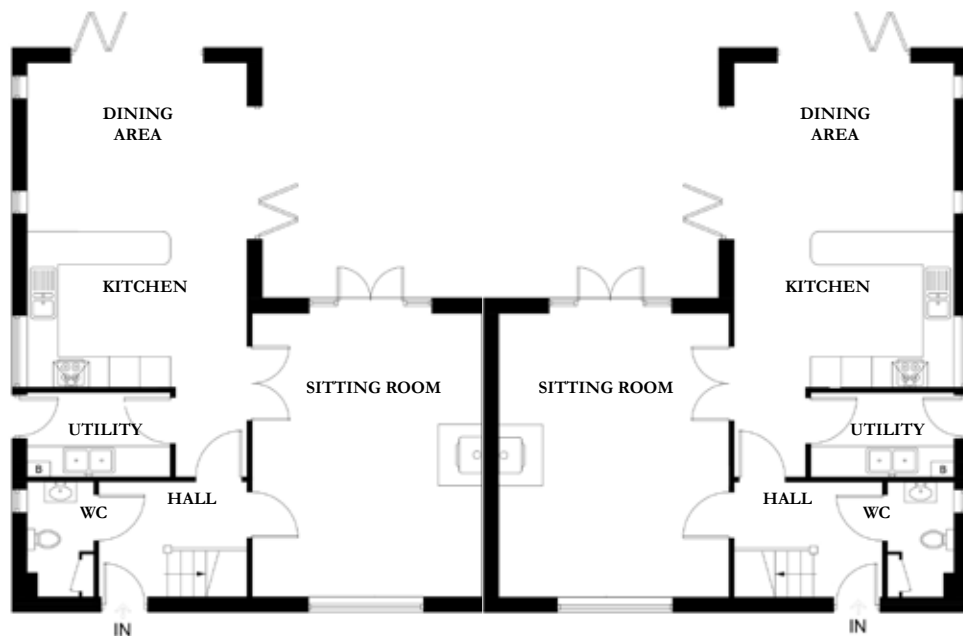
TOTAL SQ FT1250

TOTAL SQ M116.12

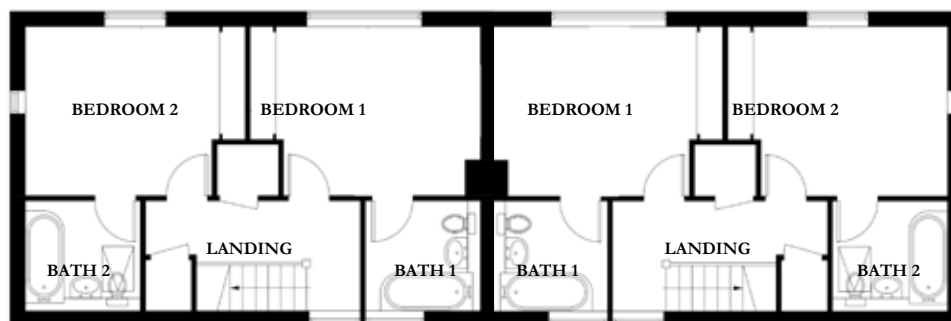


## N°23 & N°25 South Street

An attached new cottage of 1250sqft  
with two bedrooms and two bathrooms



Ground Floor



First Floor

### Kitchen/Dining

6.30 X 4.30

20' 8" X 14' 1"

### Living Room

4.51 X 5.52

14' 9" X 18' 1"

### Utility Room

2.70 X 1.60

8' 10" X 5' 2"

### Bed 1

3.30 X 4.50

10' 9" X 14' 9"

### Bed 2

3.30 X 4.30

10' 9" X 14' 1"

### Bath 1

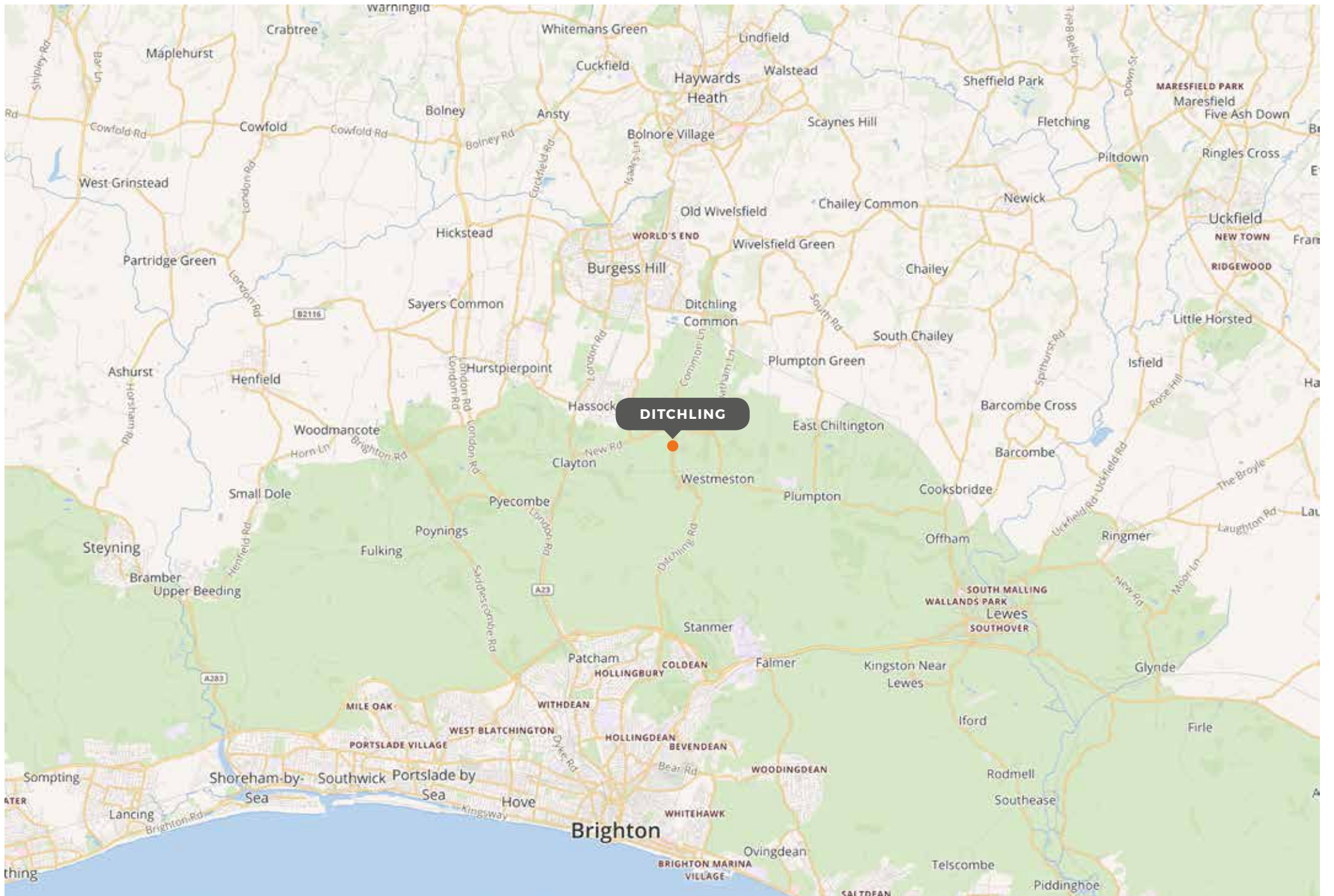
2.13 X 2.25

7' X 7' 4"

### Bath 2

1.90 X 2.25

6' 2" X 7' 4"





# Specification

## Energy Efficiency

### Heating & hot water

- Wood Burning Stove to Living Room
- Gas fired condensing boiler with Radiators to First Floor and Zoned Underfloor heating to Ground Floor
- Hot Water – Megaflow system, with supplementary Immersion heater
- Radiators with thermostatic valves to Bedrooms
- Chrome towel rail (Dual Fuel) to Bathrooms
- 300mm Loft Insulation
- Sealed Energy Efficient double glazed units to windows and external glazed doors

### Safety & Security

- Security system with movement sensor
- Front and Back doors with multi locking system
- Patio Doors Bi-folding timber with security locking system
- Smoke Detectors

## Internal Design

- Doors – Shaker four panel with chrome lever furniture
- Wardrobes – Built-in with Shaker Doors, hanging rails and shelving
- Ground Floor - Engineered Oak boarding
- Kitchen Floor – Engineered Oak boarding
- Flooring to Bathrooms, En-Suites, Utility, and cloakroom - Ceramic Tiles
- Flooring to Bedrooms/stairs/landings – Carpet

### Bathrooms, En-suites & Cloakrooms

- WC Villeroy & Boch Avento wall hung white
- Basin – Villeroy & Boch Avento white with vanity unit
- Taps/wastes/shower controls – Hansgrohe / Crosswater
- Shower screen – Simpson clear glass with chrome fittings
- Shower tray – Simpson stone resin in white
- Shaver point to all bathrooms and en-suites
- Mirror to all bathrooms and en-suites
- Chrome towel rail (Duel Fuel) to Bathrooms
- Low energy down lighters
- Ceramic tiles half height around baths, full height to showers
- Cloakroom – Ceramic tile splashback to basin

## Kitchen

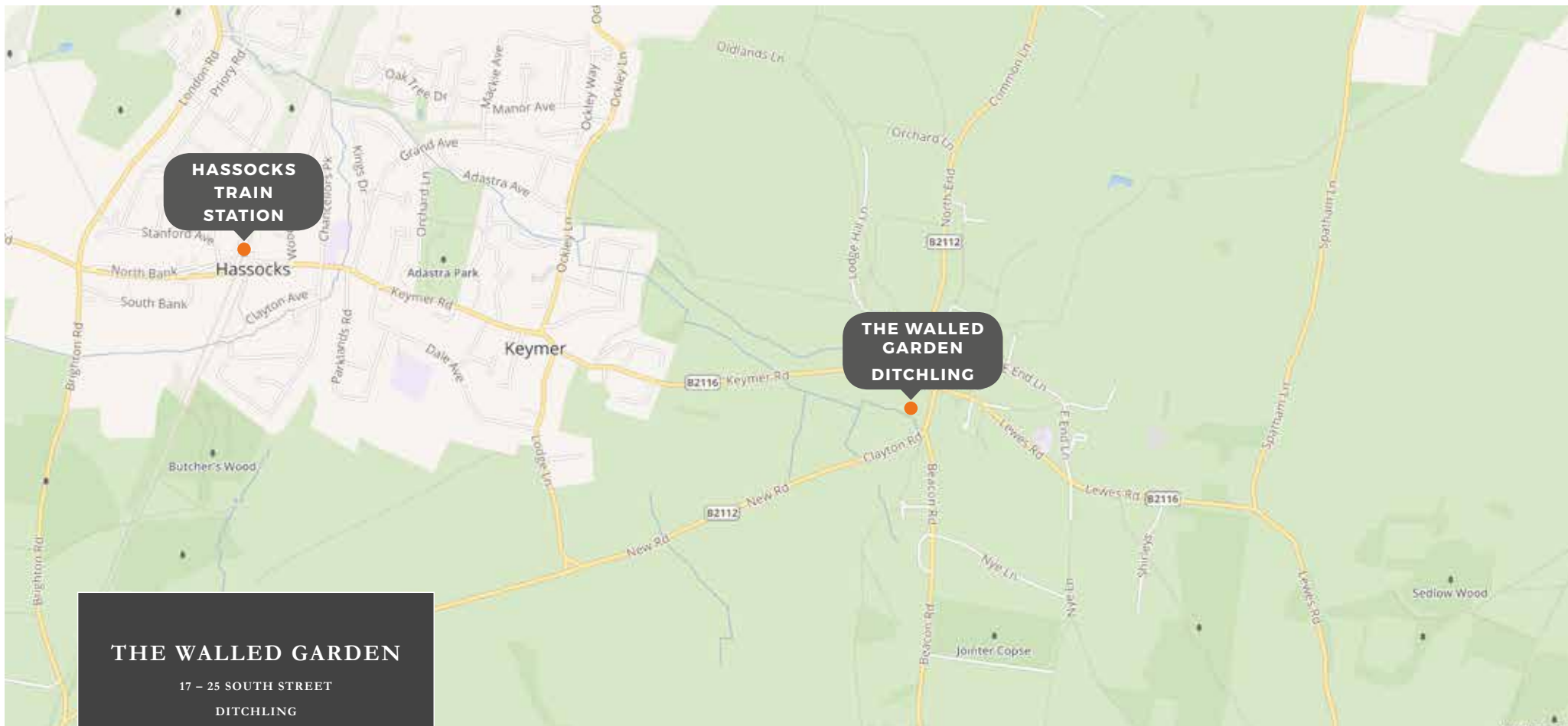
- Sheraton of Yorkshire Fitted kitchen
- Granite Worktops
- Blanco Supreme under mounted sink with 1 ½ bowls in stainless steel
- Wine Cooler
- Appliances fully integrated by Neff comprising:
  - Gas/electric hob
  - Fan oven
  - Chimney hood
  - Refrigerator
  - Freezer
  - Dishwasher
  - Washer/Dryer
  - Microwave
  - Under cupboard lighting
  - Low energy down lighters to ceiling

## Electrical

- Low energy downlights to ground floor and bathrooms
- 5a Lighting circuit to living room
- Outside lights front and back
- Ample power points throughout
- BT – living, kitchen/dining, two bedrooms
- TV/satellite – living, kitchen/dining, master bedroom
- Data hub for Cat6
- Light switches and plug sockets in white
- Immersion heater to hot water cylinder

## Externally

- Parking – two allocated spaces
- Courtyard and twitten – red brick paviments
- Parking areas – grey pc concrete setts
- Garden terraces etc – natural stone flag paving
- Borders – filled with topsoil and planted
- Walls – red brick or flint
- Fencing – treated timber close boarded 1800mm high with three rails
- Shed – painted weatherboarding
- Gutters and downpipes Black pvc “cast iron” effect
- Outside water tap
- Turf to lawn areas



**Clifford Dann**

## NEW HOMES

3 High Street | Ditchling | East Sussex | BN6 8SY  
New Homes 01273 845790 / Mobile 07971 885932  
email [sfry@clifforddann.co.uk](mailto:sfry@clifforddann.co.uk) | [w.clifforddann.co.uk](http://w.clifforddann.co.uk)

BRIGHTON 8 MILES | GATWICK AIRPORT 25 MILES | EASTBOURNE 26 MILES  
| CRAWLEY 19 MILES | TUNBRIDGE WELLS 27 MILES | LONDON 50 MILES |  
LEWES 8 MILES

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