

LOCKSTROOD FARM



DITCHLING COMMON

Welcome to

LOCKSTROOD FARM

Lockstrood is a beautiful Grade II listed period house, believed to date from the mid-1500s, offering approximately 3,632 sq ft of characterful and versatile accommodation arranged over three floors.

Set within private gardens and grounds of around 1.8 acres, the house combines wonderful original detail with a more contemporary style of living, most notably through its impressive kitchen/dining/family room opening directly onto the terrace, swimming pool and gardens. The home enjoys a rare blend of privacy, space and countryside connection, with a wooded coppice beyond the formal gardens providing direct access out onto the Common.





The house is rich in period detail, with exposed beams, timber framing, traditional latch doors, whitewashed walls and an impressive inglenook fireplace. Yet what makes Lockstrood so appealing is the way this historic charm has been blended with light, space and modern practicality, creating a home that feels both wonderfully atmospheric and exceptionally liveable.

The best example of this is the kitchen/dining/family room, a striking later addition and very much the heart of the house. Extending to over 40ft, this is a superb open-plan space designed for modern family life, with underfloor heating, natural stone-style flooring and wide glazed doors that open directly onto the terrace, swimming pool and gardens.

It is here that the lifestyle of Lockstrood really comes into focus. In the summer months, the room connects effortlessly with the outside, allowing the terrace, pool and lawns to become an extension of the living space. It is easy to imagine long lunches with the doors folded back, children moving between the pool and garden, or relaxed evenings entertaining friends with the garden as the backdrop.

The kitchen itself has a timeless country feel, with shaker-style cabinetry, granite worktops, a butler-style sink and a central island with oak block worktop. It is practical, sociable and perfectly in keeping with the house.





Away from this contemporary living space, the older part of the house offers a wonderful sense of warmth and history.

The drawing room has an impressive inglenook fireplace with wood-burning stove, exposed beams and a cosy feel that contrasts beautifully with the light-filled extension.

There is also a separate snug which connects seamlessly with the kitchen space with a real juxtaposition between the old and the new.



Further ground floor rooms include a dedicated office and the impressive 27ft sitting room, giving the house excellent flexibility for family life, working from home and entertaining.

Practical spaces include a boot room, utility room, ground floor shower room, separate WC and direct access to the attached garage.





Upstairs, the accommodation continues the same blend of character and comfort.

The principal bedroom is a generous and elegant room with a lovely outlook and its own en-suite bathroom, complete with freestanding bath and slate tiled flooring and exposed timbers. There is plenty of room to add a walk in shower, if required too.



The additional bedrooms are full of charm, with beamed ceilings, timber-framed walls, built-in storage and views across the gardens.

A further second-floor area provides additional bedroom space, ideal for children, guests or occasional use.





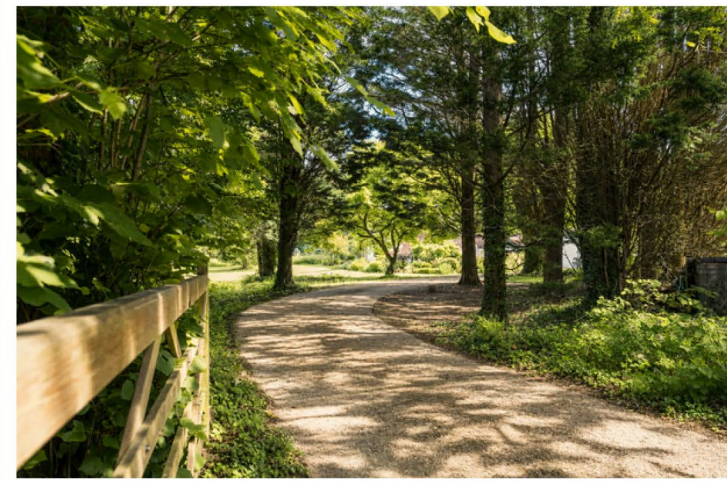
GLORIOUS GARDENS & GROUNDS

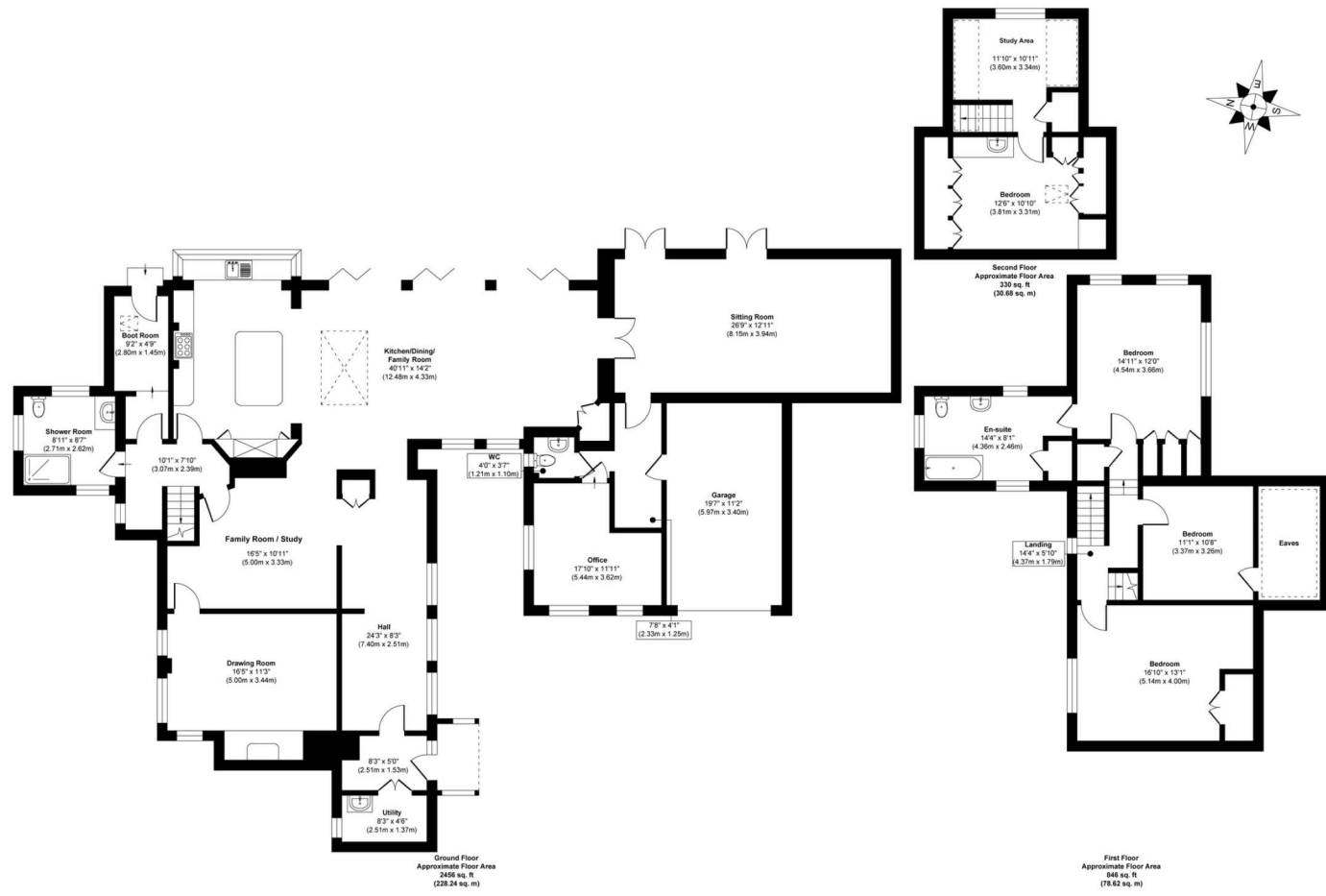
The 1.8 acres of grounds are a major part of the appeal at Lockstrood and play a huge role in the lifestyle the house offers. Immediately to the rear, the terrace flows naturally from the kitchen/dining/family room to the inset heated swimming pool, creating a wonderful inside-outside entertaining space. Beyond this, broad lawns stretch away from the house, bordered by mature hedging, established trees and well-stocked planting, giving a real sense of privacy and space. For keen gardeners, the kitchen garden is a particular highlight, with raised vegetable beds, two greenhouses and plenty of productive growing space. There is also an orchard with a variety of fruit trees including apples, plums, pears and damsons.

Beyond the more formal gardens lies a peaceful wooded coppice, adding another layer of charm and natural beauty to the setting. From here, there is direct access out onto Ditchling Common, making the property feel wonderfully connected to the surrounding countryside and perfect for walking, dog ownership and everyday outdoor life.

The property is approached via a timber five-bar gate and driveway, providing ample parking and access to the attached garage. A shepherd's hut may be available by separate negotiation.







Approx. Gross Internal Floor Area 3632 sq. ft / 337.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Finer Details

Title Number: ESX172575

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: F

Plot Size: 1.8 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend intending buyer check personally.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D tbc		
39-54	E		
21-38	F		
1-20	G		



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