



Malling Street, Lewes

Lewes is a thriving market town and the beauty of the town's rich architectural heritage interplays with both the River Ouse, as it meanders through the town centre, and the South Downs National Park, which provides a dramatic backdrop to the townscape. Lewes provides an excellent range of individual shops, restaurants and recreational facilities, places of cultural interest and a mainline railway station (London Victoria 70 mins).

Undercliffe House (Grade II Listed) was designed and built by a local builder-architect, James Berry, in 1865 for his own use. The house sits secluded on a flat area of a wooded hillside reached by a path from Malling Street. Its immediate outlook is to lawns and gardens and more distantly to the Downs, Lewes Castle and the town. At the rear of the garden there is direct access to the Coombe Nature Reserve. Despite this seclusion, it is a 5 minute walk to the centre of town.

- Unique Grade II Listed Residence
- Extensive Accommodation With A Wealth Of Character
- Beautiful Condition Throughout
- Elevated & Secluded Position - Approximately 2 Acres Of Gardens
- 19 ft Kitchen/Diner
- 26 ft Drawing Room
- 17 ft Reception Room
- Five Double Bedrooms
- Family Bathroom & Shower Room
- Two Tower Rooms



Drawing Room

85'7" x 43'0"

Reception Room

56'1" x 42'7"

Kitchen / Diner

62'4" x 45'11"

Shower Room

Bedroom 1

79'0" x 32'5"

Bedroom 2

49'2" x 43'11"

Bedroom 3

48'6" x 41'11"

Bedroom 4

43'0" x 37'4"

Bedroom 5

43'3" x 36'8"

Bathroom

Tower

Workshop

47'10" x 39'8"

Cellar

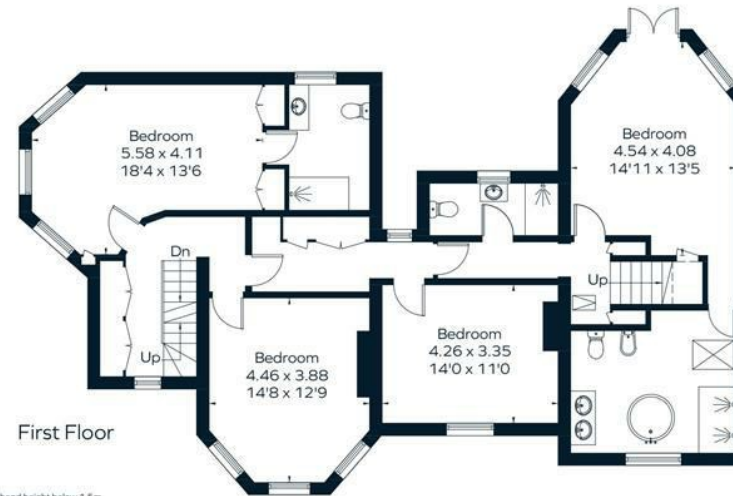
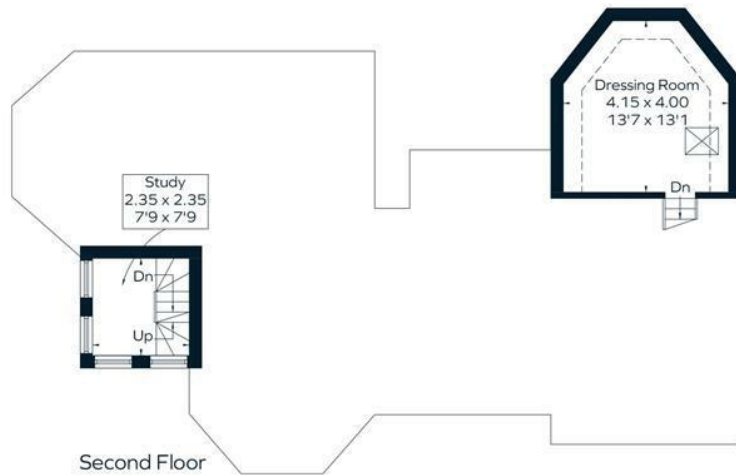


Approximate Area = 311.8 sq m / 3356 sq ft

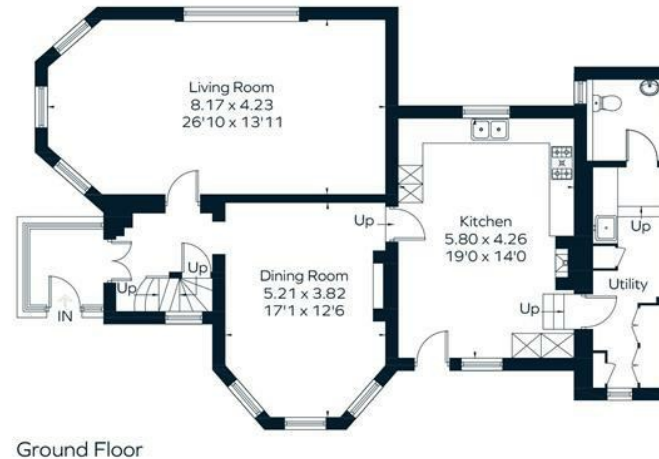
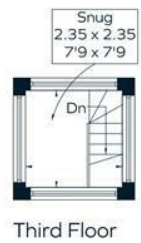
Outbuildings = 35.6 sq m / 383 sq ft

Total = 347.4 sq m / 3739 sq ft

Including Limited Use Area (9.0 sq m / 97 sq ft)



= Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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VIEWINGS COMMENCE FROM 15TH APRIL - The house is dominated by a tower that rises two stories above the original main house. Its striking Rhenish-helm roof may copy that of Sompting Church in W. Sussex. Many other architectural features include finials capping the roofs of the tower, the porch and gables, yellow and red patterned and cobbled brickwork, decorative leadwork, and arched windows. Internal features of note include arched windows in large bays with long views over the garden, high ceilings with decorative corncing, spacious rooms, original marble fireplace and wonderful views from the tower as shown on the listing.

The accommodation amounts to about 3356 sq ft across three floors, with the addition of the two towers providing further space and unrivalled views. The house is entered on the ground floor via a glazed entrance which leads to the main sitting room and separate dining room; the latter leads to a kitchen/breakfast room, a cloakroom with w.c. and a utility room. On the lower ground floor there is a further reception room, a bedroom, shower room and a plant room. The rest of the bedrooms are situated on the first floor, including a very impressive principal bedroom with en suite bathroom, a further bedroom with en suite and two bedrooms sharing a family shower room. Above the principal bedroom there is also a dressing room, while the second and third floors of the tower comprise a study and a snug.

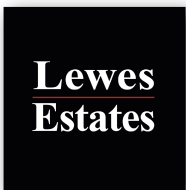
A highlight of this property is how well-hidden the entrance is: tucked away in the east of the town at the end of Malling Street. The driveway leads up to the property through its well-established woodland and, once at the top, it opens to allow for parking for several vehicles. The gardens and woodland amount to approximately 2.2 acres and are bordered by Malling Down Nature Reserve and the woodland adjoining Lewes Golf Club. There is a stile affording private access to the nature reserve and a stepped trail that leads up through gardens to allow private gated access onto the Golf Course and South Downs National Park beyond. The gardens that surround the home are mostly lawned and shaded by the mature trees, of which there are several varieties plus a number of shrubs, herbaceous borders and hedges. The grounds also feature a detached study/outbuilding and a garden store, a raised decking area with outdoor heated swimming pool possible for year-round use and a hot tub.

Tenure: Freehold
Grade II Listed
Council Tax Band: G



draft

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