



Ashcombe Lane, Lewes

Kingston is a picturesque village located approximately two miles from Lewes. The village has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs, provides a good focal point for the village. With easy access to the South Downs Way there are many charming country walks via footpaths and bridleways to neighbouring villages and to Lewes. There is a cycle path into Lewes and regular nearby bus services to Lewes and Brighton. The historic town of Lewes is a unique shopping and leisure destination, offering a wide range of local shops, independent boutiques, cafes, restaurants and gastro pubs.

Schooling in the area is exceptional and there are a range of well-regarded private schools nearby, to include Lewes Old Grammar School, Brighton College and Roedean. Located in Lewes, Lewes Priory and South Downs College are easily accessible. The University of Sussex is only 3 miles to the south west at Falmer. Direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

- Substantial detached chalet bungalow
- Four bedrooms with three bathrooms
- Very flexible accommodation
- Downstairs and upstairs ensuite bedrooms
- Very spacious reception space
- Modern kitchen with bi-fold doors
- Large conservatory
- Off-road parking and Garage
- Solar panels
- High quality finish throughout



Front Door

Vaulted Entrance Hall

Living Room
27'2 x 14'9

Kitchen / Dining Room
21'11 x 14'1

Conservatory
21'3 x 13'1

Utility Room

Bedroom
15'5 x 14'9

Ensuite bathroom

Bedroom
17'4 x 10'4

Ensuite Shower Room

1st Floor landing

Bedroom
19'8 x 12'5

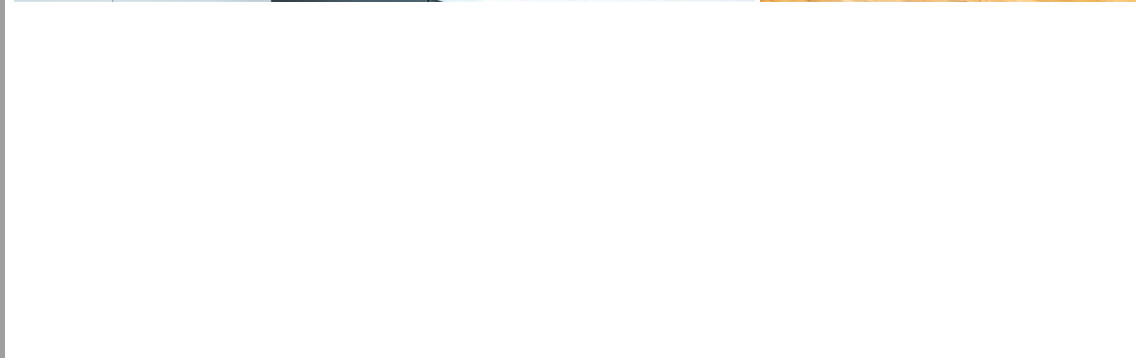
Ensuite bathroom

Dressing Room
13'1 x 6'6

Bedroom
19'8 x 11'5

Garage
18'4 x 10'5

Gardens



A four bedroom detached house with versatile accommodation located in a tucked away quiet rural enclave, central to the popular village of Kingston.

The property has been extensively upgraded in the last 5 years to a high specification and now provides ideal family accommodation with a spacious kitchen/dining/family room, spacious drawing room, large conservatory leading onto the garden, a utility room, study, two bedrooms downstairs with en-suites and two further bedrooms upstairs. The garden wraps around the house and there is parking for 4 vehicles and a garage with light & power. Views to the surrounding South Downs National Park, a designated area of natural beauty, can be enjoyed from the property.

Entrance Hall - On opening the front door enter a double height entrance hall filled with light from the large skylight. Oak stairs with open tread and glass panels rise to first floor. A large open space with wooden flooring and doors to all ground floor rooms. Double doors open into the large sitting room from the entrance hall. Fitted gas fire set in a stone surround with matching hearth and mantel. Windows overlooking the rear garden and doors leading into the conservatory.

Utility Room - Stable door opening to the garden, with space and plumbing for washing machine and tumble dryer. Gas fired Vaillant boiler, ample storage provided with wall and base mounted units. Stainless steel sink unit with mixer taps.

Kitchen/ Dining Room - Recently re-fitted with an extensive range of bespoke contemporary style units designed by a local kitchen cabinet maker. Stone work surface extending to incorporate a one and a half bowl sink unit with mixer tap and pull out hand spray. Further wall storage units, inset Siemens oven and grill, space for fridge freezer, integrated Bosch dishwasher and wine cooler. Spacious kitchen island with breakfast bar, plug sockets, inset Siemens induction hob with extractor above and built in wine rack. Recessed ceiling spotlights with pendant lights over the dining table, two sets of bi-fold doors opening into the conservatory to provide an open plan layout perfect for entertaining.

Conservatory - Spacious room with vaulted ceiling, tiled flooring and double doors leading into the garden. An ideal room for entertaining.

Bedroom Three - A large light double aspect room with access to en-suite.

En Suite Bathroom - Fitted with a modern suite comprising of a panelled bath with hand held shower, low level WC, pedestal wash hand basin, window to the side, mirrored cabinet with shaver point over, recessed spotlights and part tiled walls.

Bedroom Two - Another large double room. Double aspect with windows overlooking the garden, central ceiling pendant light and access to en suite shower room.

En Suite Shower Room - Fitted with a corner shower cubicle, pedestal wash hand basin, low level WC, mirror front cabinet with shaver point, part tiled walls and fitted wardrobes with sliding doors.

Study - An ideal work from home space. Window to the front and recessed ceiling spotlights.

Cloakroom - Low level WC, half panelled walls and wall hung wash hand basin.

First Floor Landing - At the top of the stairs leading from entrance hall is an open landing with glass balustrade. A large skylight floods this space with light and enjoys views of the surrounding mature trees and ancient woodland. Doors to two further bedrooms and door to dressing room.

Dressing Room - Velux window and fitted hanging rails.

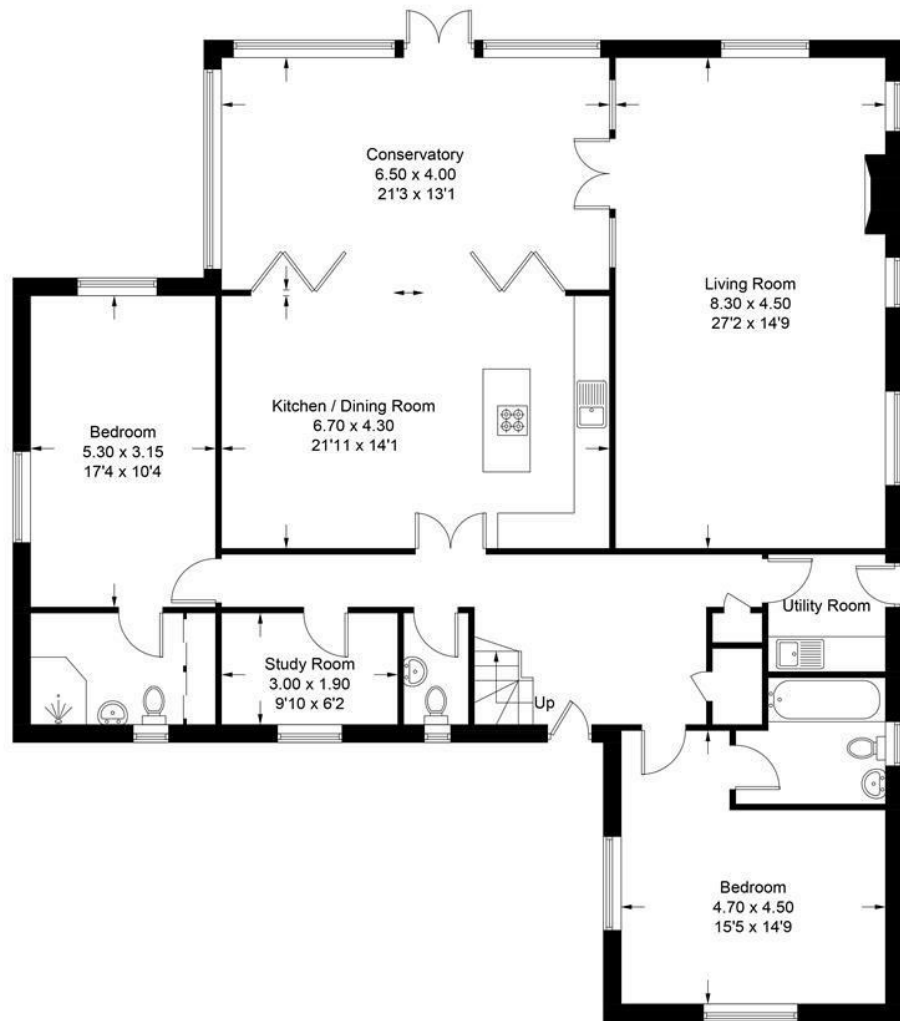
Bedroom One - A double aspect room with triple glazed Velux windows to both sides. Both aspects offer distant views over surrounding countryside and the South Downs National Park. Custom built recesses to either side of the bed space provide display areas with ambient lighting and charging points. Wall mounted bedside lights. Door to the en-suite.

En Suite - Fitted with a contemporary style suite. Large walk-in shower with glass screen, low level WC, heated towel rail, wash hand basin built into a vanity unit with bank of storage cupboards below. Touch light illuminated mirror with demister above. Velux window and part tiled walls.

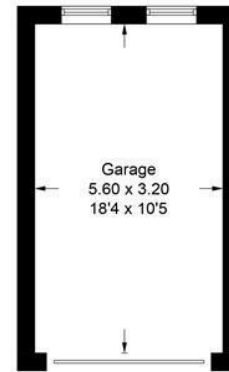
Bedroom Two - A double aspect room with triple glazed Velux windows again offering views towards surrounding countryside, further eaves storage cupboard providing very useful storage space, wall light and recessed ceiling spotlights.

Garden - The whole garden is fully enclosed with wooden fencing, mature shrubs and trees, principally laid to lawn with flower beds and raised beds for vegetables. The garden offers a good degree of seclusion. Side access gate. To the front of the property is parking for four vehicles. The garage has an up and over door, light and power and storage in the roof void. The property also benefits from solar panels giving a large return of electricity and lowering the running costs considerably.

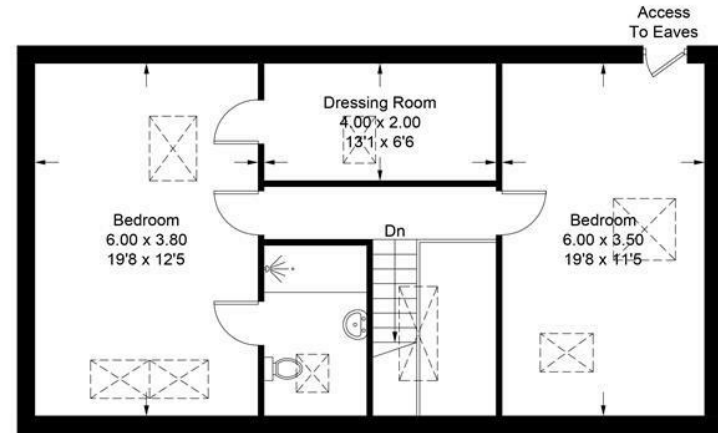




Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area = 261.06 sq m / 2810.02 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067385)



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