



Lewes

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Estates

Gildridge is located in a wonderful rural position, yet within close proximity to local amenities.

Chiddingly village offers good facilities for everyday needs including a public house, primary school and church, with further shopping and recreational facilities available at the towns of Uckfield and Heathfield. The historic county town of Lewes is some 9 miles to the south west and provides a comprehensive range of individual shops, monthly farmers' market and a good selection of pubs and restaurants as well as a mainline train station to London.

Uckfield also provides a further mainline train service to London. The larger coastal centres of Eastbourne and Brighton are also easily accessible offering extensive shopping, recreational and business facilities. Road communications in the area are very good with the A22 providing access to the M23 via the A23, the national motorway network, London Gatwick and Heathrow airports.

This part of Sussex benefits from a number of established preparatory and public schools. These include Bede's at Upper Dicker, St Andrews at Eastbourne, Eastbourne College, Brighton College, Lewes Old Grammar, Hurstpierpoint College, Ardingly College and Mayfield School.

The surrounding countryside provides delightful walking and riding, particularly on the South Downs. There is golf at the East Sussex National (Little Horsted) and Dewlands Manor (Rotherfield), Piltdown and Lewes; racing at Plumpton, Lingfield and Brighton; sailing and water sports at Eastbourne and Newhaven Marinas as well as other south coast centres.



Entrance Hall

Sitting / Dining Room
26'6" x 14'5"

Drawing Room
19'3" x 15'3"

Kitchen
21'3" x 12'0"

Breakfast Room
13'3" x 9'4"

Snug
13'3" x 8'7"

Principal Bedroom w. En Suite & Walk In Wardrobe
22'4" x 12'9"

Bedroom 2 w. En Suite
18'2" x 14'5"

Bedroom 3
16'8" x 7'2"

Bedroom 4
12'2" x 11'1"

Bedroom 5
15'1" x 8'3"

Entrance Hall (Cottage 1)

Bedroom 1 (Cottage 1)
16'10" x 10'5"

Bedroom 2 (Cottage 1)
13'1" x 8'7"

Bathroom (Cottage 1)

Sitting / Dining Room (Cottage 2)
15'0" x 14'11"

Kitchen (Cottage 2)
9'11" x 7'5"

Garage (Cottage 2)
15'1" x 14'1"

Bathroom (Cottage 2)

Bedroom (Cottage 2)
28'0" x 7'10"

Bathroom (Cottage 1)

Sitting / Dining Room (Cottage 1)
17'2" x 14'9"

Kitchen (Cottage 1)
14'9" x 6'5"

Pool Complex
67'3" x 52'11"



Gildridge is a most attractive Grade II listed property offering flexible and well-proportioned accommodation with the added benefit of two cottages, as well as stunning gardens and grounds and a large indoor swimming pool complex. Totalling over 8000 sq ft. the property is believed to date back to the 17th century, with later additions, and retains many period features such as exposed wall and ceiling timbers.

Internally, the main house, offered in perfect condition, has a spacious reception hall with a tiled floor and staircase to the first floor. The formal reception rooms include a characterful double aspect drawing room with an inglenook fireplace and wood burner. The beautiful sitting/dining room is also double aspect and has an attractive fireplace with wood burner and double doors opening out to the rear gardens. The kitchen/breakfast room has a range of recently fitted wall and base units and double doors leading out to the gardens. A useful utility room, cloakroom and a snug complete the ground floor accommodation. On the first floor, the principal bedroom has a walk-in wardrobe and a modern shower room with twin sinks. There are four further bedrooms, one of which has an en suite bathroom, as well as a family bathroom.

In addition to the main house there are two cottages.

Cottage 1 has a sitting/dining room with sliding doors opening to the swimming pool complex as well as its own private garden with hot tub. It also has a kitchen, cloakroom and two first floor bedrooms (one with en suite bathroom).

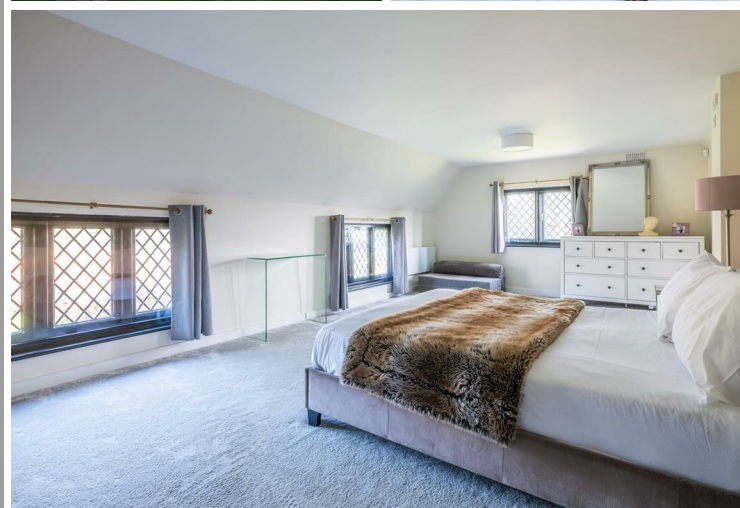
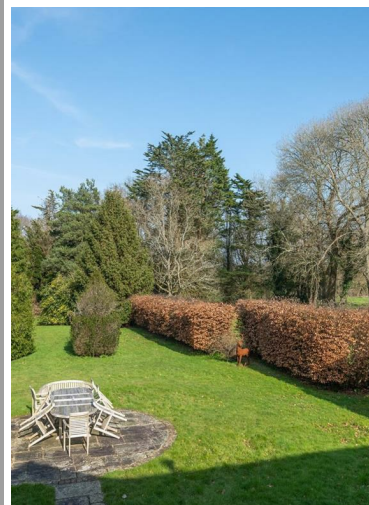
Cottage 2 is attached to the garage and offers an open plan sitting/dining room with kitchen area, a bathroom and a first-floor bedroom accessed via a feature spiral staircase. It also benefits from its own private garden.

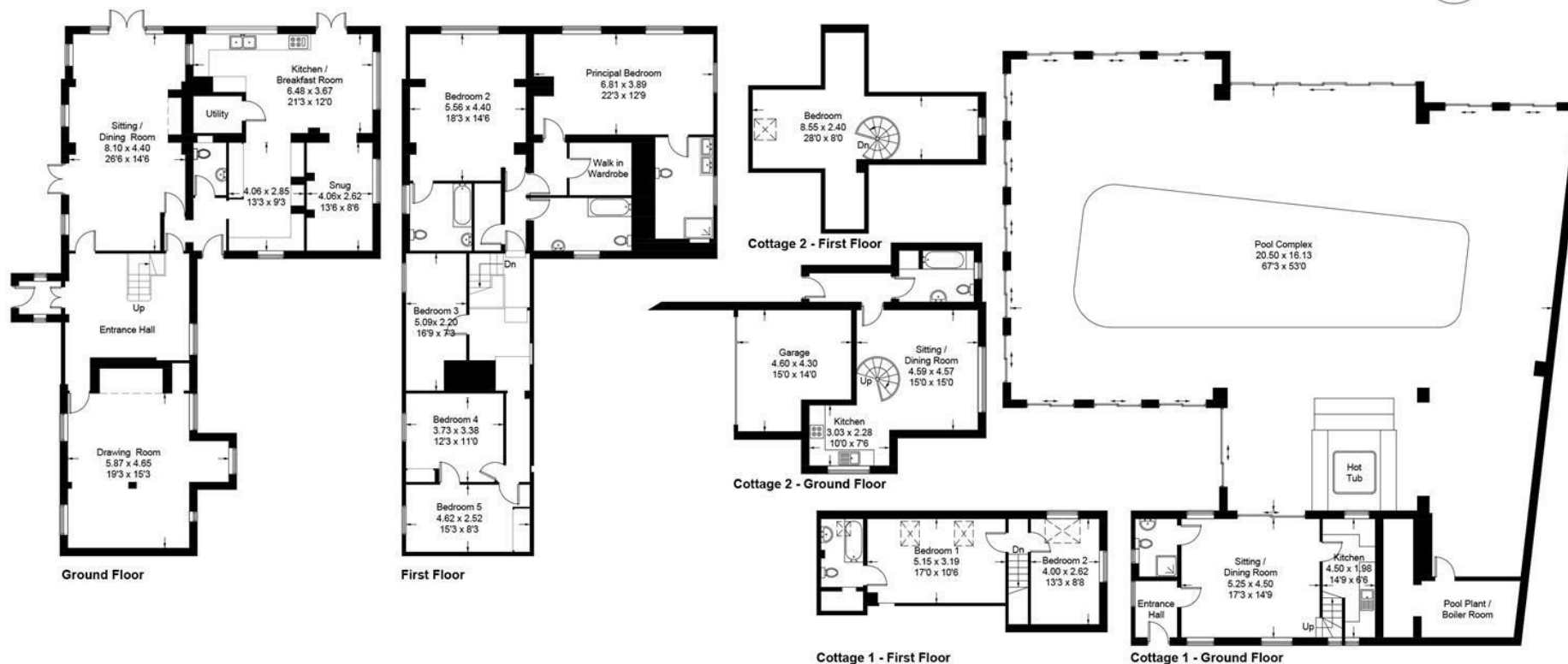
Gardens and Grounds:

Gildridge is approached via an electronically operated gated entrance over a long sweeping driveway leading past the cottages and swimming pool complex to the garage and parking area. The fantastic swimming pool complex has an environmentally controlled system to maintain temperature and humidity. The heated pool is set into a wide tiled surround with space for several seating areas, pool table and gym equipment. Also included within the pool area is an indoor barbeque and a part raised spa.

The beautiful mature Victorian landscaped gardens surround the house and include paved terraces, formal gardens, lawned areas, an all-weather floodlit tennis court and attractive ponds with babbling brook running between. Beyond the formal gardens there are paddocks and in all the property extends to about 6.35 acres. NB: A public footpath crosses part of the land, for further details please contact Lewes Estates.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D





Approximate Gross Internal Area
House = 295.0 sq m / 3175 sq ft
Cottage 1 = 78.0 sq m / 840 sq ft
Cottage 2 = 80.0 sq m / 861 sq ft
Pool Complex = 319.0 sq m / 3434 sq ft
Total = 772.0 sq m / 8310 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058003)



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