



Lewes

**Lewes**  
**Estates**



To the North of Lewes lies the small, Sussex parish of Hamsey. The parish stretches from the River Ouse in the East to Mount Harry in the West, from Landport in the South and to Bevern Bridge in the North. It includes the villages of Offham, Cooksbridge and Hamsey. Hamsey derives its name from the Anglo Saxon word ham meaning homestead or village. The first written mention of Hamsey is reputed to have been in 925 and by the 9th Century Hamsey had, become a settlement of note. Following the conquest of Britain by William of Normandy in 1066, the manor of Hamsey was bequeathed to William de Warenne, one of King Williams 1s trusted knights. De Warenne was married to the Conquerors step-daughter, Gundreda and together they built Lewes Castle and founded Lewes Priory, Hamsey now boasts protected status as it was recently included within the South Downs National Park. The Sussex landscape within which Hamsey is nestled ranges from high chalk Downland, to the water meadows of the Ouse. Today the village consists of but a few scattered houses - yet within easy access of Lewes, amenities and train stations. The closest being Cooksbridge Station which can be walked to from the property as well as the Cooksbridge primary School.

- High quality detached country home
- Located a few miles outside of the historic country town of Lewes
- Easy access to train stations
- Good access to public and private schooling
- Completely remodelled and refurbished by current owners
- Quality fixtures and fittings throughout including Fired Earth bathrooms and ensuites
- Spacious gravel driveway and off-road parking
- Approximately 1.5 acres
- Available with no forward chain



Front Door

Double Height Entrance Hall  
18'6 x 12'2

Sitting Room  
30 x 18'6

Kitchen  
22'3 x 14'6

Utility Room  
18'1 x 8'6

Music Room  
20'5 x 12'11

Dining Room  
14'6 x 11'3

Garden Room  
15'8 x 7'9

Office  
13 x 12'5

1st Floor Galleried Landing

Master Bedroom  
19'6 x 16'7

Dressing Area

Ensuite

Bedroom 2  
14'6 x 13

Ensuite

Bedroom 3  
16'3 x 14'1

Bedroom 4  
14'6 x 12'8

Bedroom 5  
14'6 x 7'5

Family Bathroom & Shower

Gardens

Detached Double Garage  
18'6 x 17'9

Victorian Style Greenhouse  
13'10 x 7'4





Welcome to this stunning property located on a quiet lane in Hamsey, Lewes. This beautiful detached country residence boasts an impressive 6 reception rooms, 5 bedrooms and 3 bathrooms, offering ample space for comfortable living. Access via the main entrance to Hamsey House via your own private gated entrance.

As you step into this property, you are greeted by a large, vaulted entrance hall with a sweeping staircase, setting the tone for the high-quality interior that runs throughout the house. The property spans an expansive 3,709 sq ft, providing plenty of room for both relaxation and entertainment.

A selection of reception rooms, including music room and a well-appointed study, spacious living room and separate dining room and a garden room - great space for a family to spread out.

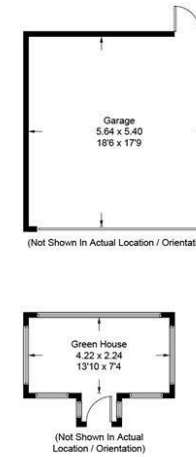
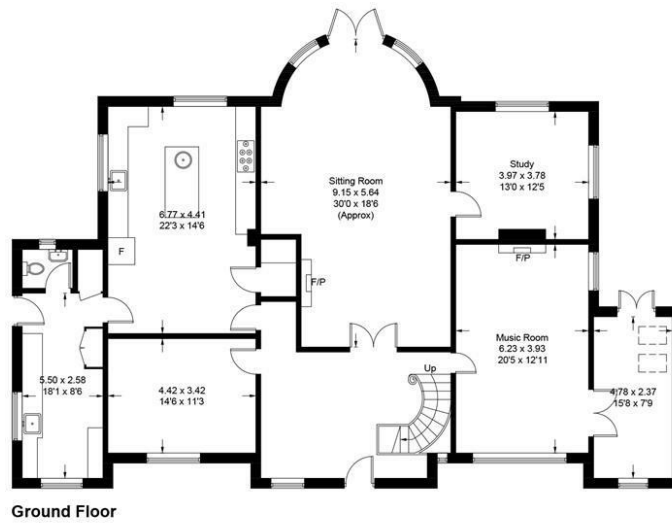
Situated in a quiet country lane location, this property offers a peaceful retreat away from the hustle and bustle of city life, while still being conveniently close to amenities and rail stations providing easy access to London. With manageable gardens of 1.5 acres this is a perfect country home.

The whole house has been refurbished by the current owners to a very high standard throughout - including Fired Earth bathroom suites and in built multi room sound system.

The gardens surround the property with a large, gravelled driveway and parking to the front with a useful double garage. Most of the rest of the garden is laid to lawn with a replica Victorian greenhouse tucked to one side with ample growing space. The garden has the space to add our own touches for instance a tennis court or swimming pool. It is in a very private spot with countryside views all around.

Don't miss out on the opportunity to own this exquisite property that perfectly combines luxury living with the tranquillity of the countryside. Contact us today to arrange a viewing and experience the charm of this exceptional home in person.





Approximate Gross Internal Area = 344.6 sq m / 3709 sq ft  
Garage / Green House = 40.8 sq m / 439 sq ft  
Total = 385.4 sq m / 4148 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083096)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





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