



Ranscombe Lane, Glynde

- Detached Family Home
- Highly Desirable Location
- Modernised Throughout, EPC rated C
- Master Bedroom Suite With Dressing Room & Study
- Three Further Double Bedrooms
- 23 ft Bespoke Fitted Kitchen
- Three Reception Rooms and Library
- Heated Swimming Pool
- 369 sq ft Detached Studio
- Approx. 3 Acres of Landscaped Gardens



Ragged Lands is an extensively refurbished, detached four / five bedroom environmentally efficient property set in the heart of the South Downs in an elevated position within the highly sought after village of Glynde where private residential properties rarely become available. Glynde is a delightful village in a charming countryside location just 3 miles East of the historic county town of Lewes.

Approached via an automated five bar gate, a sweeping driveway leads to the main residence and the detached studio. Local amenities include a village shop, post office, tearoom and forge as well as numerous historical attractions including Glyndebourne Opera House, the Elizabethan Glynde Place and the historic Firle Place. Transport links include a mainline railway station (London Victoria and London Bridge approx. 80 minutes). The city of Brighton lies 11 miles west, Eastbourne 14 mile east and Lewes just 3 miles west. The A27 offers access to the national motorway network, with Gatwick Airport approx. 55 minutes by car to the north.



Built in 1906, this Edwardian property and the surrounding land was adapted and refined for use as the 'Viscountess Wolseley's College for Lady Gardeners', however the site itself is recorded from as early as 1697 as being the best field for barley in the parish and from which it takes its name.

Ragged Lands offers an ecologically efficient home with all the prerequisites and luxuries of modern living. The majority of the 2573 sq ft of living space is oriented towards magnificent views of Firle Beacon. Numerous picture windows and bay windows function to perfectly frame the glorious garden and countryside views from many different aspects and allow natural light to flood the internal living accommodation.

To the ground floor a beautiful handcrafted 23ft kitchen annexed to a 13ft utility room provides style and convenience. A spacious study or useful downstairs bedroom. At the heart of the home, a 19 ft drawing room provides an impressive living space which opens out onto a beautiful terrace overlooking the grassy banks which lead down through the gardens. To the first floor there is a library and three double bedrooms including an opulent master bedroom suite comprising; dressing room, home office and a luxury en-suite bathroom. The home office could be easily reconfigured as bedroom five if required.

Energy efficient features include: solar panels and photovoltaic tubes; triple glazing throughout; underfloor heating; extensive floor, wall and loft insulation; sun tubes and skylights which reduce the need for artificial lighting and maximise access to natural light; flat panel radiators; low energy LED lighting; solar powered water heating; highly efficient LPG heating and an air source heat pump to heat the swimming pool.



Looking back at the property's history, it will come as no surprise that the gardens are a magnificent feature at Ragged Lands. Originally influenced by Italian horticultural conventions the terracing still remains taking full advantage of the gardens predominantly Southerly aspect and views to the South Downs, including the prominent Firle Beacon. The gardens of approx. 3 acres incorporate a huge variety of established trees and plants with areas for games and leisure as well as more practical items such as a fruit cage and vegetable bed. The current owners rent an adjoining meadow owned by the Glynde Estate on an annually renewable licence agreement, the Estate having a right of way to the meadow across the property.

Amongst the delightful grounds stands a prominent, sophisticated and contemporary detached studio of approx. 369 sq ft, incorporating eco-friendly design principles, notably solar panels that generates electrical power which is fed directly to the national grid. At the western end of the driveway stands a large workshop with power supply and log burner and a single garage. At the eastern end of the driveway is a double garage with upper level suitable for office space or storage and an undercroft currently used as a log store and with purpose-built brick caves for wine bottles. Towards the bottom of the garden stands a magnificent 35ft swimming pool, contained within a see-through enclosure and heated with an air source heat pump. A lovely summerhouse with power and water supply, stands beside the paved terrace bordering the pool, making it an ideal area for barbeques and pool parties.

draft



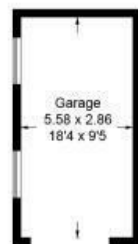


First Floor

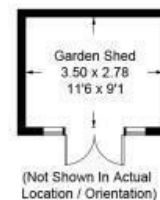
□ = Reduced headroom below 1.5m / 5'0"



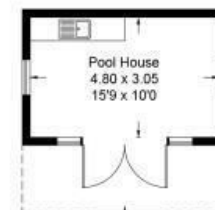
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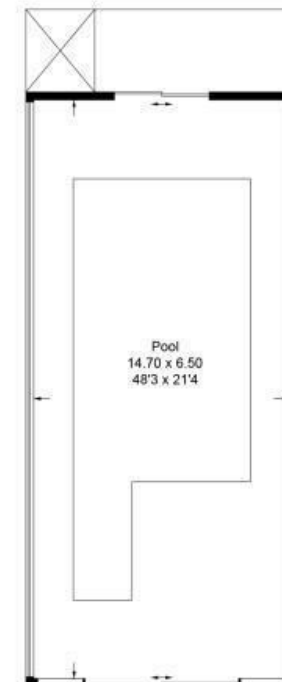
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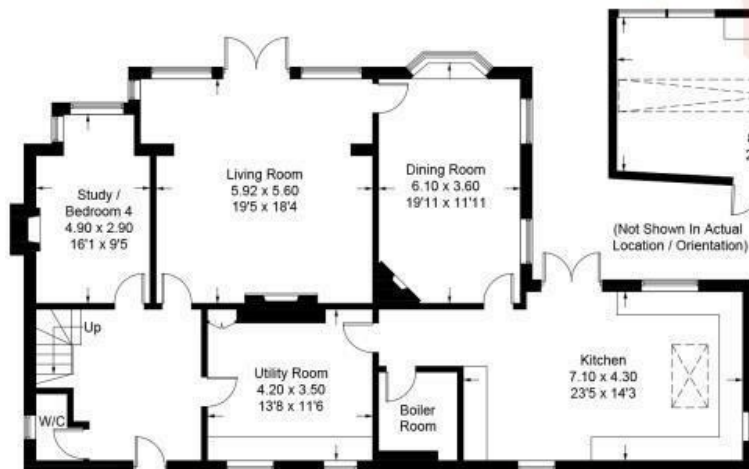
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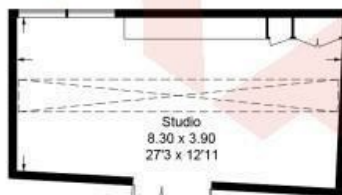
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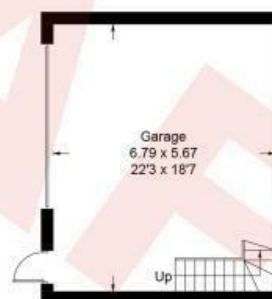
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Ground Floor

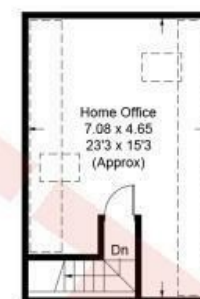


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Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

Approximate Gross Internal Area = 261.5 sq m / 2815 sq ft

Outbuildings = 257.4 sq m / 2771 sq ft

(Including Garages)

Total = 218.9 sq m / 5586 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143582)



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