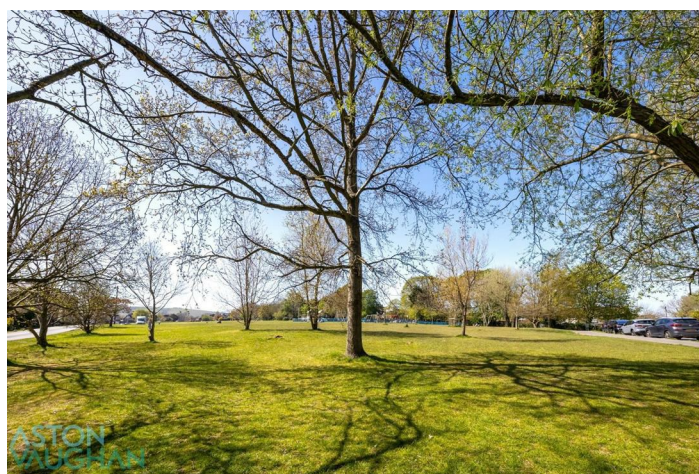


FREEHOLD



House - Detached (EPC Rating:)

**PLOT 1 THE KILN BISHOPS LANE,
RINGMER, LEWES, BN8 5LD**

£850,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Detached located in Lewes

Balancing home comforts, luxury living and the calm of the countryside, this exceptional four-bedroom family home sits nestled into the South Downs National Park in the picturesque village of Ringmer. It has beautifully appointed, well-proportioned rooms which include two vast reception rooms leading out to a leafy garden with countryside views across green fields and undulating hillside. Newly built, this home comes with building guarantees to reassure new owners they can enjoy their home for many years to come.

Built as one of 10 luxury detached homes in Bishops Lane, these properties have an air of exclusivity, forming a secure and welcoming community of their own on a peaceful cul-de-sac. Only the finest fixtures, fittings, materials and technologies have been used in their creation, so you can move straight in with ease and start enjoying the space. This is the largest house in the development, with space for entertaining and family time, in versatile rooms which will evolve as the family grows.

Externally, these homes have been built to sit sympathetically with their countryside surroundings. Hung tiles on red brick facades, tiled porches and garage roofs feature alongside beamed gables, feeling every inch the country abode.

Stepping inside, the interior design has also been carefully considered, following current trends to create streamlined and homely spaces, ready for the modern lifestyle. High end appliances have been integrated into the kitchen while immaculate tiling and gleaming white sanitaryware can be found in the bathrooms – of which this house has three including the en suite to the principal bedroom. In addition, there is a ground floor WC – an essential in any family home. All four bedrooms are double with a fifth room on the ground floor, ideal as a study.

The garage is double, offering a vast amount of space as a workshop, for storage or for parking precious vehicles and bikes, although it could also be converted into a habitable space depending on the needs of the family.

Spanning the rear of the house, there are two exquisite reception rooms including a generous sitting

room offering plenty of space for the family to come together in the evening on comfortable furnishings. This room links through to the kitchen and dining room via double doors, giving the ground floor a sense of flow when entertaining, which can spill outside to the garden via French doors to both the sitting room and dining room which is open plan to the sociable kitchen.

It is a treat for the senses in the landscaped garden, which is perfectly low maintenance, but has plenty of scope for further landscaping should you choose. South facing, it is a suntrap during summer with a lovely lawn for children to play and beyond this, Sussex countryside is waiting to be explored, abundant with wildlife and birdsong in the trees.

Returning inside, the bedrooms are carpeted underfoot with mirrored built-in wardrobes to maximise their floor space – and all rooms have tranquil, verdant views to wake up to each day. Energy efficient double glazing will also ensure a warm and restful night's sleep.

Vendor's Comments:

"These are tranquil spacious homes which will give any new owner the chance to experience the best of country life while remaining connected to cities, towns and great schools."

Education:

Primary: Ringmer Primary and Nursery School
Secondary: Kings Academy Ringmer
Private: Lewes Old Grammar School, Brighton College, Lancing College

Good to Know:

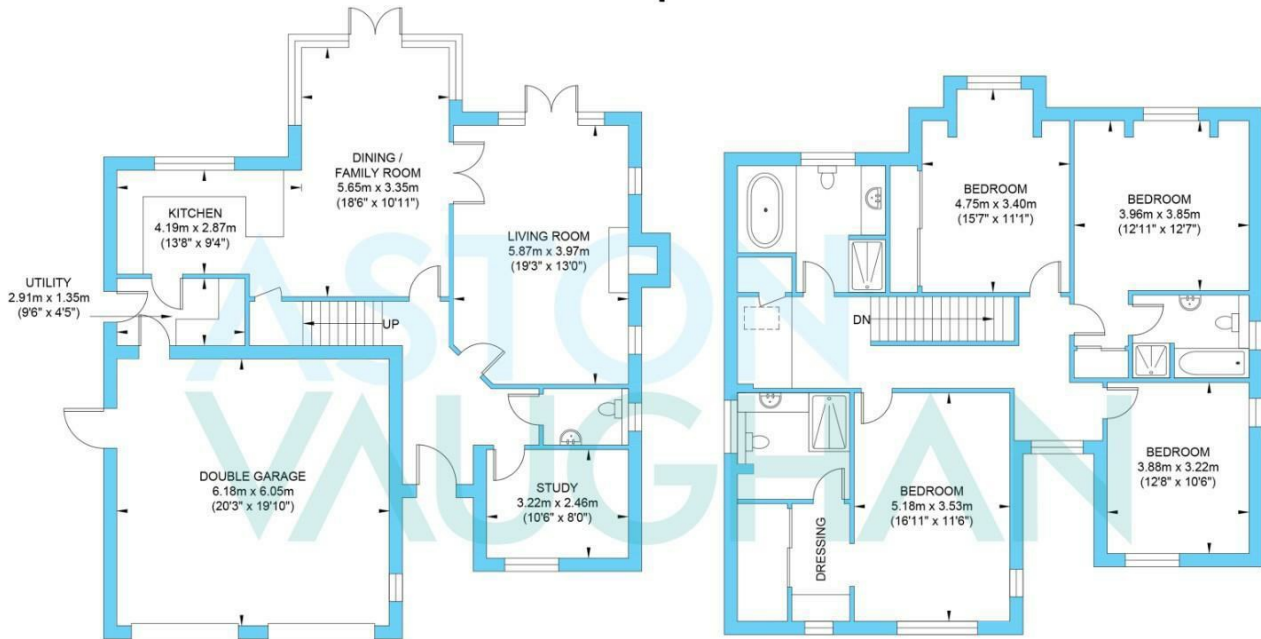


The stunning house is only 2 miles from the County Town of Lewes and 10 miles from The City of Brighton & Hove. Lewes Station is just 2.8 miles away with its direct mainline service to London Victoria, 54 minutes and Gatwick Airport 25 minutes. Glyndebourne Opera House is close by, as is the relaxed café culture of Lewes, steeped in history and home to a castle, Harveys brewery and many foodie pubs. The coast is a short drive along the A22 towards Seaford and Newhaven where the coast road takes you to the beaches of Brighton & Hove with its piers, theatres and museums.

It is also located in an excellent catchment area for schools with secondary schools at Chailey and Lewes Priory, but also in Ringmer itself with both the primary and secondary schools being OFSTED rated 'Good'. There is also access to an excellent selection of private schools including Brighton College, Lewes Old Grammar and Bede's, which all provide minibuses from the Village.



Bishops Lane



Ground Floor
Approximate Floor Area
1310.18 sq ft
(121.72 sq m)

First Floor
Approximate Floor Area
1234.40 sq ft
(114.68 sq m)

Approximate Gross Internal Area (Including Garage) = 236.40 sq m / 2544.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.