



OAKFIELD



Crockendale Field, Lewes Road, Ringmer BN8 5QZ

£395,000



## Crockendale Field, Lewes Road, Ringmer BN8 5QZ

A modern three bedroom house occupying a corner plot in a small courtyard development backing on to open fields, within level walking distance of Ringmer village centre.

With a large loft room, a secluded wrap around garden and a single garage in a nearby block offering off-street parking for one vehicle, an early viewing is recommended.

The accommodation comprises Front Door into Reception Hall with open tread staircase with storage area beneath, deep storage cupboard;

Cloakroom with half wood panelled walls, low level WC, corner wall mounted hand wash basin; light and spacious double aspect through Sitting/Dining Room with engineered oak floor, French doors onto the garden; well fitted Kitchen with good range of shaker-style base and wall units with wood effect work surface over.

Integrated under counter oven with induction hob over, integrated extractor hood, under counter space for washing machine, integrated dishwasher, integrated fridge/freezer, tile effect linoleum flooring.

First floor double aspect Principal Bedroom with fitted wardrobe; Bedroom 2/Study with laminate wood effect floor, fitted cupboards housing Viessman gas fired boiler, laminate wood effect floor.

Bedroom 3 with fitted wardrobe; Family Bathroom with panel bath and shower over, pedestal hand wash basin, low level WC, heated towel rail, vinyl tile effect flooring.

Further staircase leads up to the Loft room currently dressed as a Bedroom with two large Velux roof windows giving superb views over Cheyney Field, fitted open fronted wardrobes, access into eaves storage.

All mains services. Gas fired central heating serving panel radiators throughout. Double glazing throughout.





#### Outside:

The property is approached via a twitten from the garage block to the communal Courtyard with small lawned areas and established shrubs.

To the side of the property is a wooden gate giving access into the secluded wrap-around East facing rear garden which is laid mainly to lawn with mature planting to the borders.

A paved patio area in front of the French windows provides an ideal spot from which to enjoy the garden and al fresco dining.

The single garage is situated at the end of the garage block with an up and over door. There is no power supply to this garage.

#### Location

The property is very conveniently situated backing onto Cheyney Field and is within a five minute level walk of the village centre with its comprehensive range of shops including a Bakery, general Store with Post Office, Veterinary Surgery, Cafe, Doctor's surgery and Chemist.

There is a good bus service into Lewes, Brighton and Eastbourne. Ringmer is a lively village with a great community feel.

There are many social clubs and activities running from the Village Hall and Church. For walkers and cycling enthusiasts, there is easy access to explore and enjoy the famed East Sussex countryside and South Downs.

The county town of Lewes offers a main line railway station with a fast service to London - Victoria in just over the hour as well as more comprehensive shopping and an independent cinema.

There is also schooling for all ages close by. The famous Glyndebourne Opera House is situated on the edge of the village, approximately 1 mile distant.

#### Sitting Room

21'7 x 11'1 (6.58m x 3.38m)

#### Kitchen

10'4 x 8'8 (3.15m x 2.64m)

#### Bedroom

9'3 x 7'10 (2.82m x 2.39m)

#### Bedroom

11'2 x 9'10 (3.40m x 3.00m)

#### Bedroom

8'7 x 8'6 (2.62m x 2.59m)

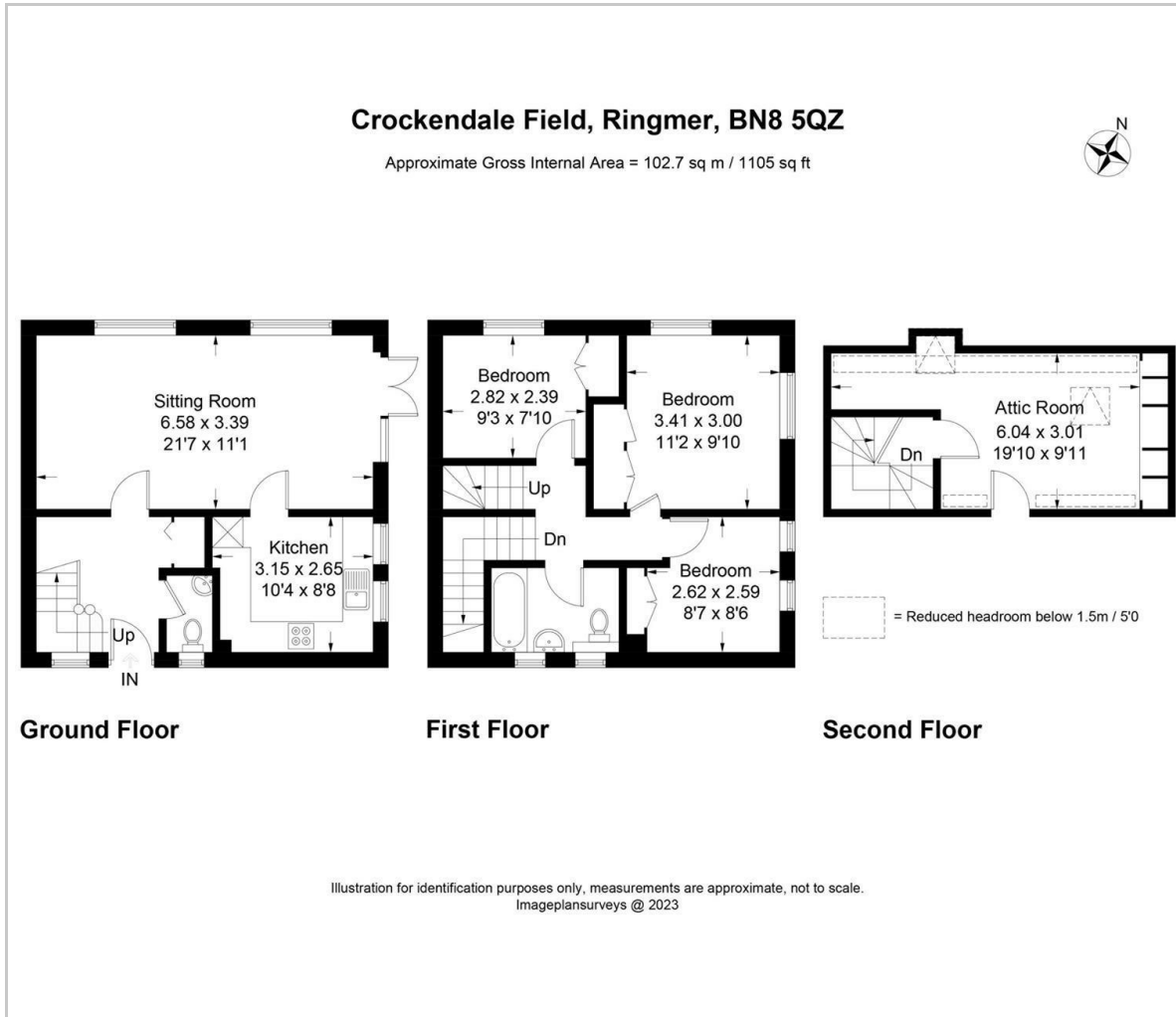
#### Bedroom

19'10 x 9'11 (6.05m x 3.02m)

**Council Tax Band - D £2503**



## Floor Plan



## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

