



OAKFIELD



Greenacres Drive, Lewes

Asking Price £700,000



# SUMMARY

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Beautifully presented and thoughtfully modernised by the current owners, this attractive four-bedroom detached home offers generous living spaces, stylish interiors, and a convenient location within the popular village of Ringmer. Set in a quiet residential close, the property combines a warm, welcoming feel with practical upgrades – making it an ideal choice for modern family life.

The ground floor features a spacious open-plan living/dining room with wooden flooring, a brand-new eco-compliant wood-burning stove, and sliding doors leading to a fully insulated, heated conservatory – a true year-round room filled with natural light. The newly fitted kitchen boasts a beautiful stone floor and ample storage, while a handy downstairs WC completes the layout. The garage provides additional practicality with its electric door and plumbed utility area, and the driveway comfortably accommodates two cars, with further on-street parking available.

Upstairs, the property provides four well-proportioned bedrooms. The main bedroom benefits from modern fitted wardrobes and an en-suite shower room, finished with limescale-resistant glass for easy maintenance. The second double bedroom is particularly versatile, offering fitted wardrobes plus a built-in desk/workstation – perfect as a child's room or home office. A pristine family bathroom, also with easy-clean glass, serves the remaining bedrooms.

The house has been thoughtfully upgraded for energy efficiency, including a new smart heating system with zoned control, a brand-new boiler, updated electrics, cavity wall insulation, and a solar isolator switch, ensuring the home is ready for future solar panel installation. High-speed internet makes it ideal for working from home.



Outside, the rear garden is a sun trap, with cherry trees, raspberry bushes, raised beds for growing vegetables, and a shed for storage – perfect for those who enjoy gardening or simply relaxing outdoors.

### Location

Greenacres Drive is situated in a well-regarded part of Ringmer, offering the perfect balance between countryside and town convenience. The South Downs National Park is just a 10-minute walk away, while Ringmer village centre provides shops, cafés, and essential amenities. Families are well served by Ringmer Primary School and Ringmer Secondary School (King's Academy) nearby, with a wider choice of schools in Lewes.

The historic county town of Lewes is only a few minutes' drive away, offering a vibrant mix of independent shops, restaurants, and cultural attractions including the Depot Cinema and the world-renowned Glyndebourne Opera House. Lewes mainline railway station provides services to London Victoria (just over an hour), Brighton, and Gatwick. Regular bus services also connect Ringmer to Lewes and beyond, and excellent road links are available via the A26 and A27.

This is a fantastic opportunity to secure a well-maintained, energy-efficient family home in excellent condition, ready to move straight into.



## Living/Dining Room

27'7 x 11'5

## Kitchen

13'11 x 9'9

## Conservatory

11'10 x 10'4

## Bedroom 1

15'4 x 10'2

## Bedroom 2

11'5 x 9'7

## Bedroom 3

9'9 x 6'2

## Bedroom 4

11'5 x 8'9

## Garage

15'5 x 6'7

Council Tax Band - F £3,795 per annum















# INFORMATION

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## Tenure

Freehold

## Local Authority

Lewes District Council

## Council Tax Band

F

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

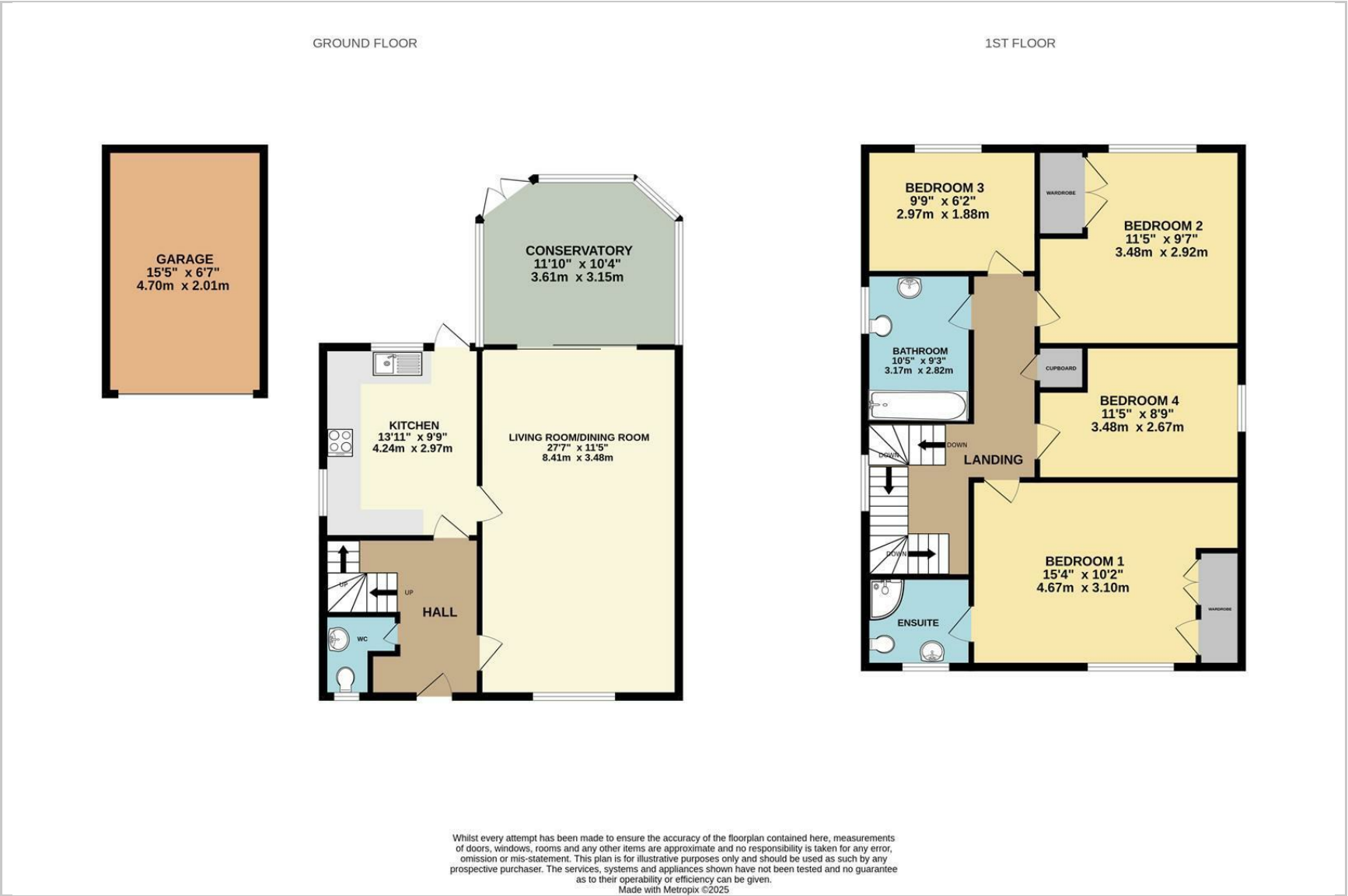
## Viewings

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

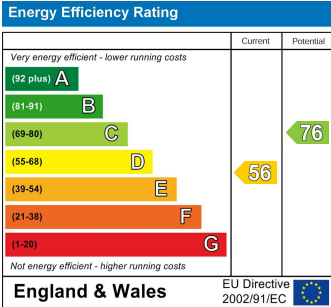
## Area Map



Floorplan



Energy Efficiency Graph



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