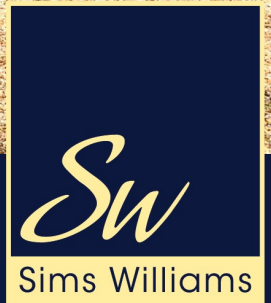




RIVENDELL

LEVEL MARE LANE | EASTERGATE | PO20 3SA



RIVENDELL

LEVEL MARE LANE, EASTERGATE, PO20 3SA

- Spacious Extended Family House
- Semi Rural Location
- Offering Versatile Accommodation
- 34'5 x 26'10 Family Room
- 5 Further Reception Rooms
- 5 Bedrooms (1 x GF with En Suite)
- Beautifully Landscaped Gardens
- Double Garage & Ample Drive
- Benefit of Being Sold Chain Free

Absolutely stunning, bright and spacious, extended detached family house full of character and set in a plot of approximately 0.75 acre with beautiful, landscaped south facing rear gardens. The property offers versatile accommodation of over 3000 sq ft internally, with fabulous ground floor family and entertaining space.

The ground floor comprises spacious entrance hall with fireplace and rooms leading nicely off, comprising a play room, study, snug/t.v room and ground floor bedroom with en suite shower room. Further reception room with feature fireplace and centre staircase, separate formal dining room, cloakroom and utility room.

The extended part of the house provides a contemporary family room with vaulted ceilings, open plan kitchen/breakfast room with electric AGA, further dining/entertaining area and sitting room area with bi-folds doors opening out onto the sun terrace.

From the first floor there are 4 further bedrooms, 2 of which are doubles, spacious, modern family bathroom with separate double shower, bath, wash hand basin with vanity unit and low level WC.

Outside, the feature south facing rear gardens are approximately 380 ft long and screened by mature trees and shrubs. There is an attractive chalet style summer house, vegetable growing area and a separate orchard beyond.

There is a double garage with additional rear opening door and driveway with ample parking.



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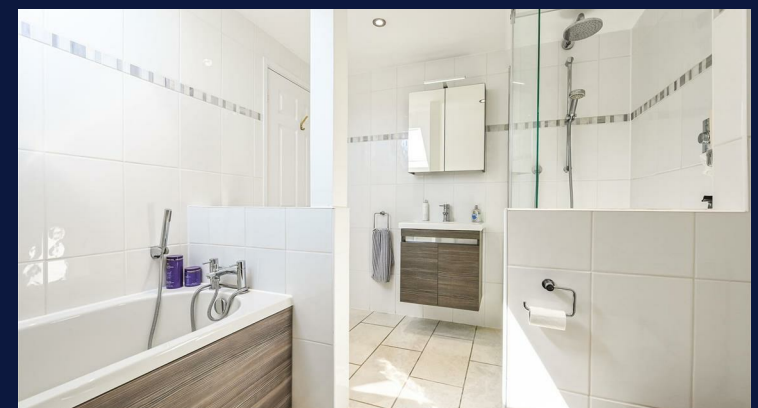
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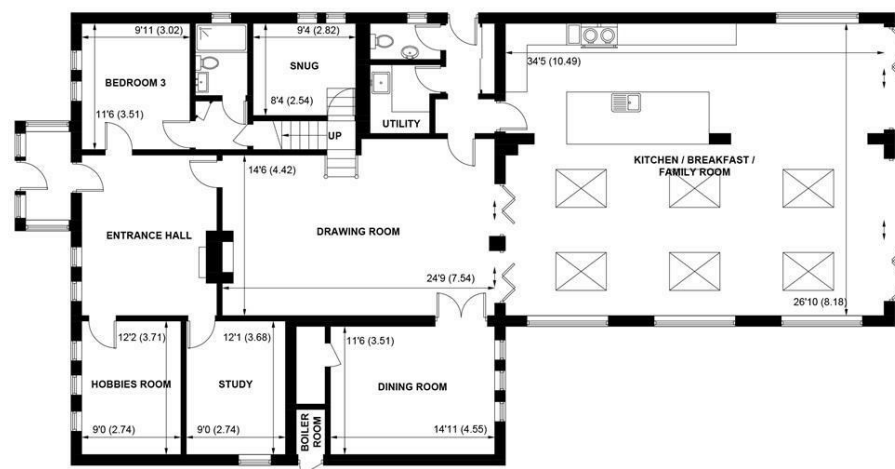
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EPC Band - Current - D Potential - C

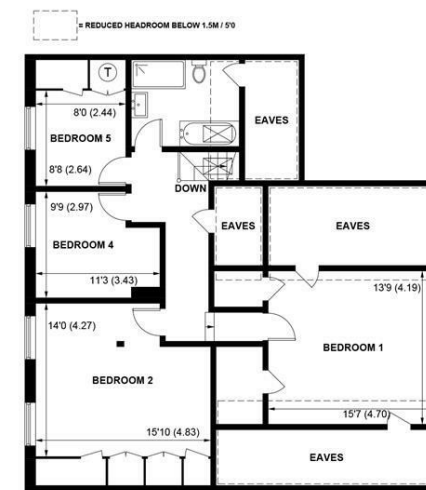
Council Tax Band G

From the Fontwell Roundabout proceed southward along the A29 Fontwell Avenue, turn 1st right into Level Mare Lane, continue past Denmans Lane from your right and the property can be found on the left hand side.

RIVENDELL, LEVEL MARE LANE, PO20 3SA



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3741 SQ FT / 347.6 SQ M
(INCLUDING EAVES)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

5 MAPLE PARADE,
WALBERTON, BN18 0PR

01243 551368

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