



£950,000 guide price

The Red House, Lewes Road, Ringmer, East Sussex, BN8 5QD

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Overview...

We are delighted to be marketing for sale this much improved 4/5 Bedroom Detached home with Southern facing Garden in the popular village of Ringmer.

The property boasts a superb high quality Kitchen, Dining Room featuring corian worksurfaces and double doors to the garden. There is a generously sized Sitting Room with woodburning stove, a Further Reception Room, a Ground floor Office/Bedroom, modern Utility Room and a Ground Floor Cloakroom.

The gorgeous Entrance Hall features an impressive bespoke made Oak staircase with oak and glass balustrade which leads to 4 Bedrooms, a modern Family Bathroom and a Stunning EnSuite Shower Room which serves the two main Bedrooms.

Outside there is an Integral Garage, a Driveway providing ample off street parking and a Landscaped rear Garden which is of an enviable Southerly Aspect and features an area of lawn, a paved patio and decked terrace.



The property...

Entrance Hall – A gorgeous entrance with bespoke made oak and glass staircase rising to first floor landing. Oak panelled doors to principal rooms and oak wood floor.

Kitchen / Dining Room – Stunning High quality modern kitchen finished in a gloss white and complimented by Corian worksurfaces. The kitchen incorporates a breakfast bar into the design and features a Quooker hot tap and integrated appliances including two Neff sliding door ovens. The triple aspect kitchen boasts a sky lantern and double doors which open to the garden. Polished tiled floor.

Sitting Room – A generously sized dual aspect Sitting Room with tri fold doors which open to the garden. the Sitting Room features a wood burning stove and oak wood floors. Double doors open to the Entrance Hall. Oak wood floors and oak panelled door to;

Further Reception Room – Dual aspect room with views and double doors to the garden. Oak wood floors and roof window.

Ground Floor Office / Bedroom – Views over the front, fitted cupboard with double doors. Underfloor heating.

Ground Floor Cloakroom – White suite comprising of wc and wash hand basin. Tiled floor and surrounds.

Utility Room – Modern fitted cupboards finished in a white gloss colour. Polished tiled floor and views to the rear garden. Space for appliances. Underfloor heating

First Floor Landing - Oak panelled doors to principal rooms. Stairs with oak wooden handrail and glass balustrade.

Bathroom – Gorgeous bathroom suite comprising of a bath, wc and wash hand basin set into a vanity unit. Tiled floor and surrounds. Heated towel rail and underfloor heating. Secondary ambient lighting.





Property and Outside...

Bedroom 1 – Generously sized double bedroom with fitted wardrobes.

EnSuite Shower Room – Also accessible from Bedroom 2. Stunning suite comprising of a generously sized shower enclosure with rainfall shower head. Wc and wash hand basin set into a vanity unit. Heated towel rail and under floor heating. Modern tiled floor and surrounds.

Bedroom 2 – A beautifully presented double bedroom with fitted wardrobes. Door to EnSuite.

Bedroom 3 – A further double bedroom with views to the rear garden. recessed spotlights.

Bedroom 4 – A comfortable bedroom with views to the front.

Garage – Integral garage with power and light. Door to rear garden.

Driveway – Laid to gravel and enclosed by evergreen hedge. Providing ample off street parking.



Outside and Location...



Garden – The landscaped garden is of a desirable Southerly Aspect and features two paved patios created from Indian sandstone which lead onto a composite decked terrace. Cleverly planted shrubs and trees provide privacy to the patios and terrace. The remainder of the garden is laid to lawn and enclosed by fenced boundaries. Secure gated access to the side.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy and also two public houses within the village, and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty wildlife pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Eastbourne and Tunbridge Wells

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

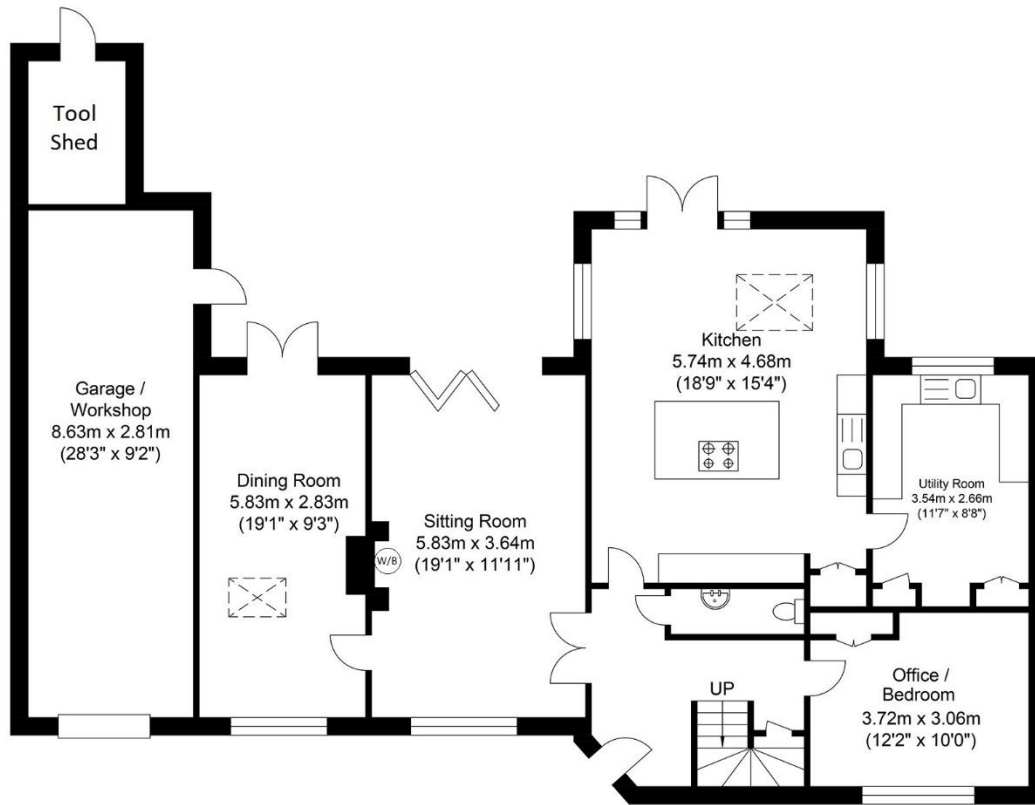


Tenure – Freehold

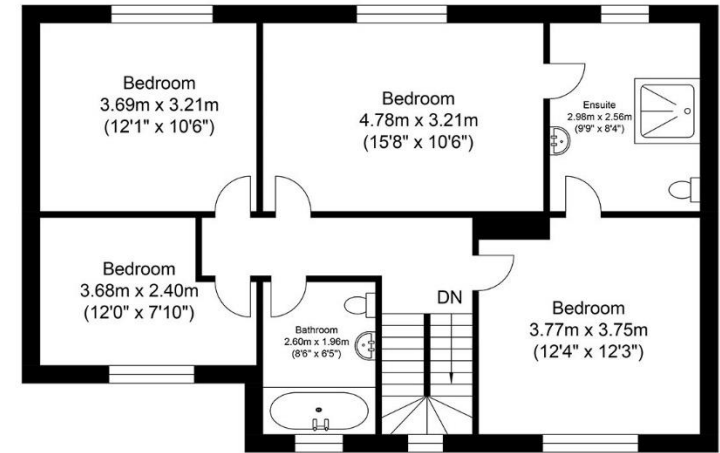
Gas central Heating – Double Glazing – Partial Underfloor heating and modern pressurised hot water cylinder.

EPC Rating –

Council Tax Band – F



Ground Floor
Approximate Floor Area
1413.40 sq ft
(131.31 sq m)



First Floor
Approximate Floor Area
798.68 sq ft
(74.20 sq m)



Approximate Gross Internal Area (Including Garage / Workshop) = 205.51 sq m / 2212.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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