



£1,500,000 offers in excess of
Downlands, Ashcombe Lane, Kingston, East Sussex, BN7 3JZ

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Overview...

A fantastic opportunity to purchase this stunning four bedroom detached architect designed home, situated in the popular and desirable village of Kingston boasting magnificent far reaching views and located just outside of the historic market town of Lewes.

Situated on a generous plot, this individually designed home has been finished to the highest of standards with a real attention to detail and a nod to the arts and crafts movement synonymous of the 1930's period.

The ground floor is focused around a magnificent Sitting Room with Galleried Landing above with a vaulted ceiling reaching a height of 19 foot. The room features wood floors and a wood burning stove. There is a further Reception Room with double doors to the garden and kitchenette, a Modern Hand Built Kitchen Day Room, Utility Room and a Ground Floor Shower Room and Ground Floor Bedroom.

Upstairs there is an impressive Galleried Landing and 3 generously sized double bedrooms, two with EnSuite Bathrooms.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH - A welcoming entrance with windows overlooking the garden and Travertine tiled floor.

RECEPTION HALL - Oak wood floors, vaulted ceiling, oak wood stairs to first floor and doors to principal rooms. Bay windows to the front with views over garden.

SITTING ROOM - A truly magnificent room with double height ceiling reaching an impressive height of 19ft. dual aspect light floods the room with natural light and oak wood floors add warmth. Cathedral windows and double doors to the rear provide views to the South Downs and access to the rear garden. A wood burning stove adds charm and character and a galleried landing is an impressive feature. Double doors open to the Kitchen Dining Room and also a further Reception Room.

FURTHER RECEPTION ROOM - Double doors provide views to the South Downs and access to the garden. Oak wood floors and a kitchenette has been installed to provide an annexe space if desired.

GROUND FLOOR SHOWER ROOM- Modern fitted suite comprising of a walk in shower enclosure with fixed glass screen and rainfall shower head. Wc and wash hand basin. Chequer board tiled floor and modern tiled surrounds.

GROUND FLOOR BEDROOM- A generous double room with views over the front garden. Oak wood floors.

KITCHEN DAY ROOM - An enviable triple aspect room with a bespoke solid wood kitchen. The kitchen comprises of a range of solid oak and painted wood cupboards and drawers and features a breakfast bar with marble worksurfaces into the design. Space for appliances and range oven. Pantry Cupboard. Travertine tiled floor and pretty views over the garden and South Downs in the distance.



The property...

UTILITY ROOM- Solid wood cabinetry with butler sink. Door to cloakroom and window and door overlooking garden.

CLOAKROOM - White suite comprising of a wc and wash hand basin window to the side

GALLERIED LANDING - An impressive feature to the property with hand built oak hand rail and balustrade over. Feature windows to the front and rear both with enviable views. Doors to principal rooms.

BEDROOM 1 - A generously sized dual aspect double bedroom with stunning views to the South Downs National Park and door to;

EN-SUITE BATHROOM - Modern Fitted suite comprising of a freestanding bath and separate sizable shower enclosure. Wc and wash hand basin. Tiled floor and window to the front.

BEDROOM 2 - A sizeable double bedroom with magnificent far reaching views. Oak wood floors and door to;

EN-SUITE BTHROOM - Modern bathroom suite comprising of a bath, wc and wash hand basin. Roof window to the rear with plain tiled floor and teal coloured tiled surround.

BEDROOM 3 - A further generously sized double bedroom with far reaching views and oak wood floors.





Outside...

REAR GARDEN- A generous southerly facing rear garden is landscaped with an area laid to lawn flanked by stocked borders. There is an attractive patio area directly accessible from the rear of the property providing an ideal space for al fresco dining and entertaining. This is a real sun-trap and offers gated access to the side of the property. The heated pool is available by separate negotiation.

DRIVEWAY - Located to the front of the property is off street parking for numerous vehicles. We are advised that planning permission has been approved for a detached garage at the end of the driveway.



Title - Freehold

Gas Central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - F

Location...

Downlands is positioned set back from Ashcombe Lane in the popular and desirable village of Kingston and boast magnificent views over the South Downs Way.

Kingston is a desirable and picturesque village set at the foot of the South Downs. The village benefits from the The Juggs Inn public house, which serves food and features a delightful pub garden. The village also features a popular infant and junior school.

The Village has a good range of leisure activities including a public access tennis court, two village greens, and a modern village hall which can be hired for events. The garden centre provides a popular café. At the end of the track which leads to the property we find direct access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes and the Sussex coastline. There is also a cycle path into Lewes and a bus service to Lewes and the Sussex coast.

Lewes mainline railway station is just over 2 miles away (source Google Maps) and offers direct services to Brighton, Gatwick and London.

Lewes also hosts a number of popular schools catering for all ages with local mini bus services within the villages for private schools and colleges.

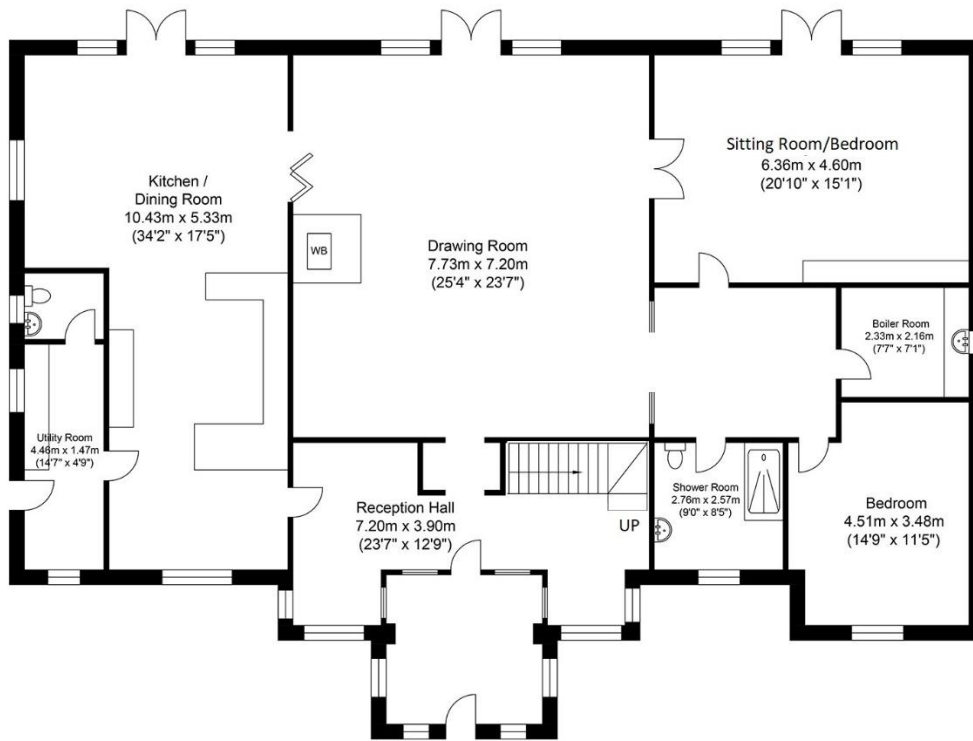




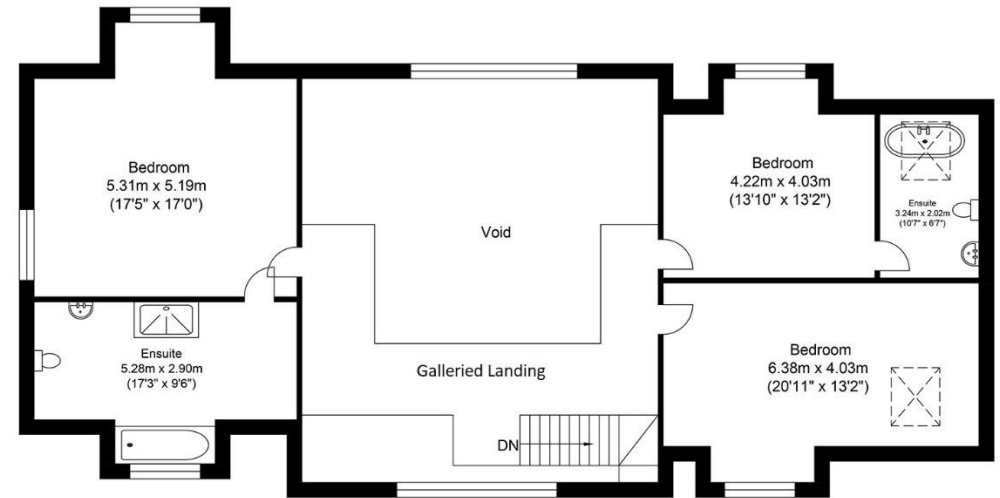
Enquiries...

For further enquiries or to arrange an appointment to view, please contact our Lewes office on-

**01273 407929 or via
lewes@mansellmctaggart.co.uk**



Ground Floor
 Approximate Floor Area
 2326.29 sq ft
 (216.12 sq m)



First Floor
 Approximate Floor Area
 1,096.84 sq ft
 (101.9 sq m)

Approximate Gross Internal Area = 3,423.13 sq ft (318.02 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**

email: lewes@mansellmctaggart.co.uk

web: mansellmctaggart.co.uk

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