



£1,850,000 guide price

"River View", Hill Road, Lewes, East Sussex, BN7 1DB

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A fantastic opportunity to purchase this stunning four-bedroom detached home which has been designed by renowned architects Baker Brown Studio. The property is situated just a short walk from Lewes town centre yet in a quiet no-through road with direct South Downs access and breath taking weald views from it's principle rooms.

Situated on a generous plot in this established road, this individually designed home has been finished to the highest of standards with a real attention to detail and boast high quality fittings throughout.

The owner has worked closely with the architects and craftsmen to create this stunning home and features of particular note are the exceptional bespoke hand built kitchen, utility room and bathroom units by renowned local designer "Birt Williams", integrated Meile appliances, ASHP serving the underfloor heating throughout with four independently controlled zones, solar P.V. panels, hard and soft landscaped gardens to the front and rear with meadow roofs, all served by an integrated irrigation system, CCTV, "Virgin Media" cabling and an integrated architectural "SONOS" system.



The property...

This truly unique property is arranged over split floors linked by half flights of solid wood steps with accommodation as follows.

ENTRANCE HALL- A generous hall with solid wood steps to kitchen/dining room, concealed understairs cupboard, engineered wood flooring, sliding pocket door to-

INNER HALLWAY- Doors to-

BEDROOM- A generous double room with stunning Weald views.

BATHROOM- Fitted white "Duravit" suite comprising a white panel enclosed bath with brushed mixer tap and shower over, waterfall shower head, tempered glass shower screen, wash hand basin set on hand built "Birt Williams" cupboard with brushed mixer tap, floating w.c. with concealed cistern, heated towel rail, "Fired Earth" tiling to floor and splash areas.

BEDROOM- A generous double room with rear aspect double glazed window and matching door opening onto a private patio area, engineered wood flooring.

CLOAKROOM/W.C.- Fitted white "Duravit" suite comprising a floating w.c. with concealed cistern, matching wash hand basin set on oak shelf with brushed tap and waste, "Fired Earth" tiling to floor and splash areas.

UTILITY/BOOT ROOM- A good size room with range of fitted kitchen units and expanse of working surface, inset stainless steel sink with adjacent mixer tap, space for under counter appliances, comprehensive range of hand built "Birt Williams" cupboards and seating, door to side of property.

BEDROOM/OFFICE- A good size double room with stunning Weald views, engineered wood flooring.



The property...

KITCHEN/DINING ROOM- A simply stunning room, flooded with natural light from the expanse of glass and roof window. This beautiful room is the heart of day-to-day living with areas for cooking, relaxing and both formal and informal dining. With a hand built kitchen by renowned local designer "Birt Williams" and a polished concrete floor, you can rest assured that quality and functionality is to the very highest standard and will remain the jewel of this home for many years to come. With uninterrupted views and access to the adjacent patio area, this really is a room for all functions from quiet relaxation on those lazy Sunday mornings to more vibrant evening entertainment. Solid wood half flight of steps to-

LIVING ROOM- A uniquely calm yet breathtaking room, flooded by natural light with simply stunning far reaching Weald views through the expanse of full width sliding doors. Whether you are relaxing in the comfortable lounge area, enjoying a cozy night in front of the TV with the log burning stove alight or drawn onto the full width balcony to share a bottle of wine, you can't fail to feel that you are in a truly special space. Roof window, engineered wood flooring. Door to-

MASTER BEDROOM SUITE- A good sized double room with stunning Weald views, engineered wood flooring.

DRESSING ROOM- Rear aspect window, space for a comprehensive range of fitted wardrobes, engineered wood flooring.

EN-SUITE SHOWER- Fitted white "Duravit" suite comprising a white "Bette" shower tray with tempered glass screen. Brushed mixer tap and shower over with waterfall head, "Fired Earth" tiled surround, wash hand basin set on hand built "Birt Williams" cupboard with brushed mixer tap, floating w.c. with concealed cistern, heated towel rail, "Fired Earth" tiling to floor and splash areas, roof window.





Outside...

FRONT GARDEN- Comprehensively landscaped with extensive planting. Steps and a brick paved pathway lead to the front door and paved area.

REAR GARDEN- A generous southerly facing rear garden, landscaped to a high standard with an area laid to lawn flanked by stocked borders. There is an attractive enclosed patio area directly accessible from the rear of the property offering a good degree of seclusion. This is a real suntrap and offers gated access to both sides of the property. To the rear of the garden is a raised area of lawn leading to a further paved area adjacent to a gravelled area with raised beds and potting shed with power.

Gardens are enclosed with hedging and fencing and benefit from an irrigation system including the meadow roofs.

GARAGE & PARKING- To the front of the property is parking for a number of cars and access to the garage via a roller shutter door. The garage is generous in size with power and water supplies connected.





Location...

River View is located within the desirable Wallands area of Lewes on Hill Road which is a non through road leading onto the South Downs.

Popular with families due to the generous garden sizes, the area typically features wide tree lined streets and boasts easy access to the South Downs and Recreational green spaces such as Baxters Field and The Paddock.

Lewes benefits from a Mainline Railway Station and an excellent choice of schools catering for all ages with both state and Lewes Old Grammar School to choose from.

Air Source Heat Pump- Underfloor heating

Solar P.V. panels

Double Glazing.

EPC Rating - C

Council Tax Band - F



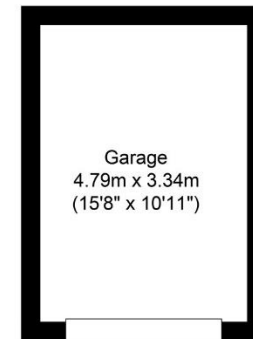
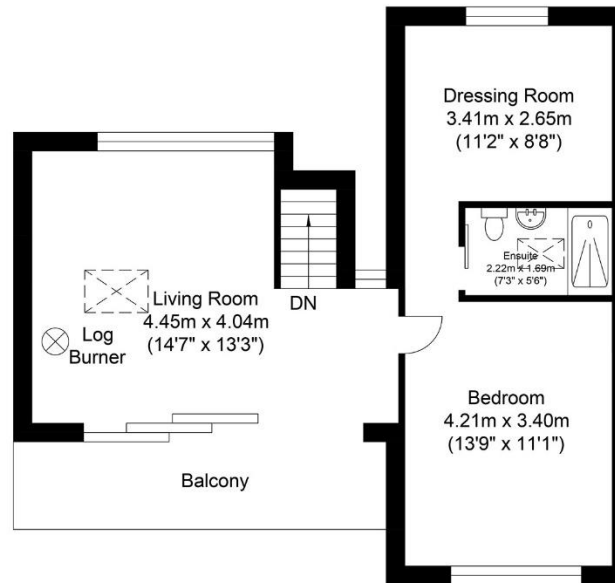
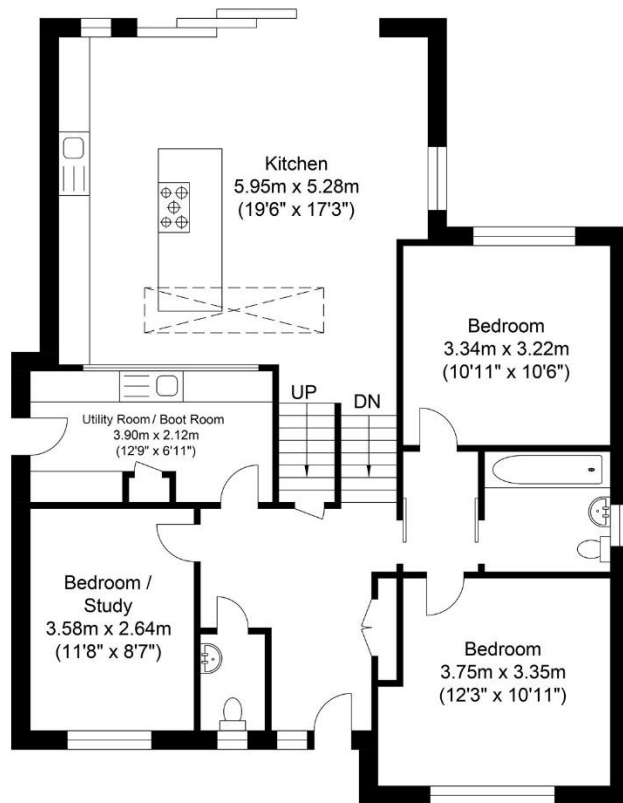


Enquiries...

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

01273 4079290 or

lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
1027.63 sq ft
(95.47 sq m)

First Floor
Approximate Floor Area
546.48 sq ft
(50.77 sq m)

Garage
Approximate Floor Area
172.22 sq ft
(16.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 146.24 sq m / 1574.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**

email: lewes@mansellmctaggart.co.uk

web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947