



£1,500,000 freehold

46 Grange Road, Lewes, East Sussex, BN7 1TF

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A fantastic opportunity to purchase this stunning four-bedroom detached architect designed home, situated a short walk from Lewes town centre yet offering breathtaking weald views from it's elevated position.

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

Items 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.

VIEWING RECOMMENDED



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", you can rest assured that quality and functionality is the very highest 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 seps 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 ouble 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.





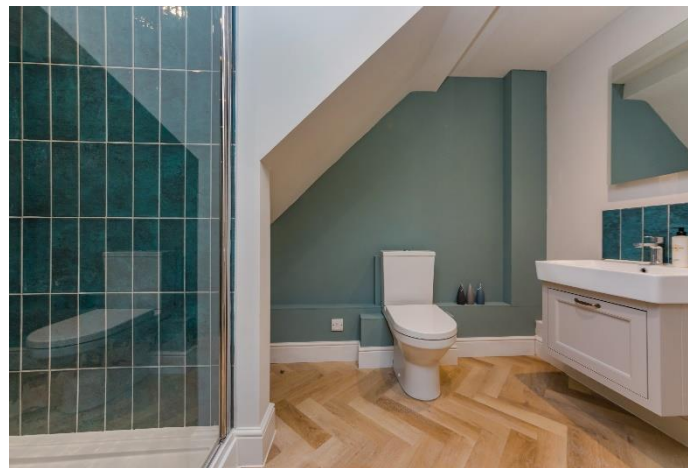
Outside...

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 sun-trap 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



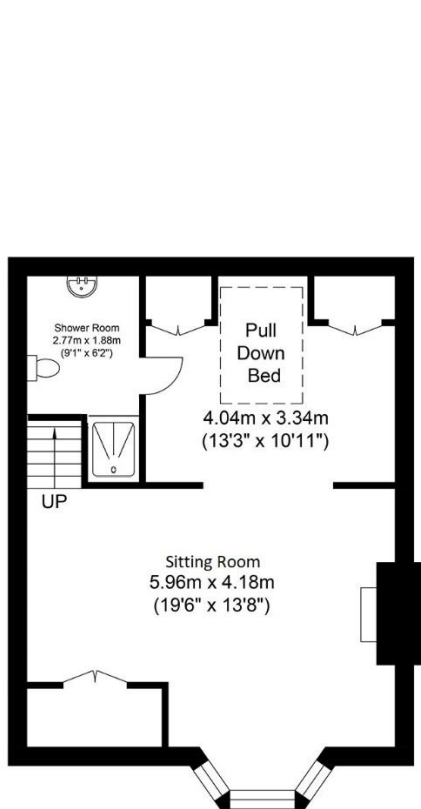


Enquiries...

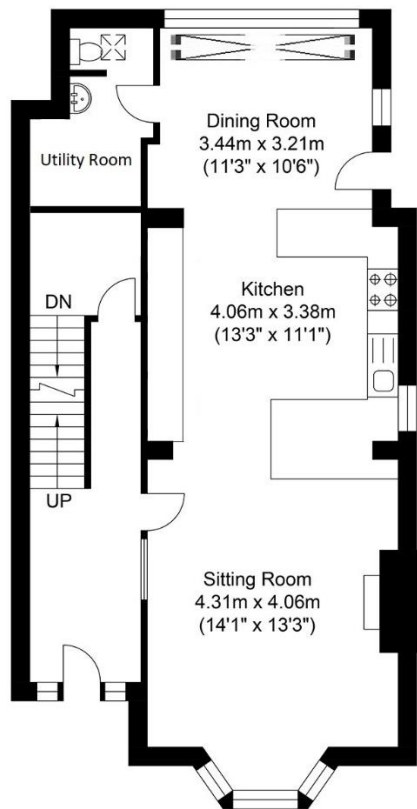
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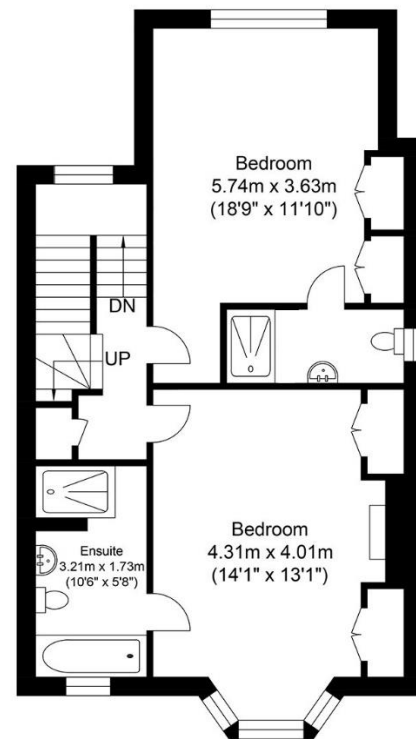
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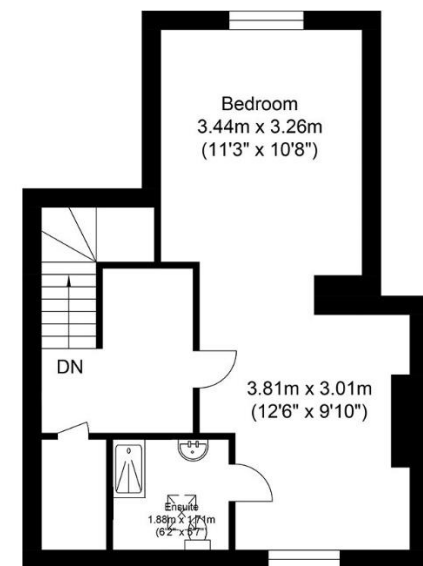
Lower Ground Floor
Approximate Floor Area
500.52 sq ft
(46.50 sq m)



Ground Floor
Approximate Floor Area
711.60 sq ft
(66.11 sq m)



First Floor
Approximate Floor Area
623.98 sq ft
(57.97 sq m)



Second Floor
Approximate Floor Area
442.18 sq ft
(41.08 sq m)



Approximate Gross Internal Area = 211.66 sq m / 2278.28 sq ft

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

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Overview...

A fantastic opportunity to purchase this stunning town centre home. The Victorian semi-detached residence has been fully renovated to the highest standards culminating in a truly special home.

The 2,278 sq ft property boasts a wonderful open plan Living, Kitchen, Dining Room with a gorgeous solid oak wood floor which has been laid in a herringbone design and can be found through out much of the home. The Living Room boasts an almost floor to ceiling bay window comprising of three double glazed sash windows. The Kitchen features a beautiful kitchen which is complimented by marble worksurfaces and incorporates a breakfast bar into the design. The Dining boasts a feature wall created from reclaimed bricks which contrasts to the modern Crittal Style windows and doors and partially glazed roof.

Downstairs we find a Further Sitting Room and a cleverly design Games Room/Occasional Bedroom with drop-down bed and EnSuite Shower Room.

Upstairs over the first and second floors there are Three Double Bedrooms all of which benefit from luxurious EnSuite Bathrooms by LUSSO and Sanctuary Bathrooms.



The property...

ENTRANCE HALL- A gorgeous entrance hall with solid oak herringbone wood floors. the original stair case has been lovingly restored and is complimented by bespoke made collum radiators and contemporary Crittal style doors to principal rooms. Stairs continue to lower ground floor.

OPEN PLAN LIVING KITCHEN DINING ROOM-

SITTING AREA- The gorgeous solid oak herringbone floor continues throughout the ground floor, and is complemented by beautiful yet simple stone fireplace with modern stove inset. Bay window to the front comprising of three double glazed sash windows flooding the room with natural light and featuring an elevated view along Grange Road. Open plan to;

KITCHEN AREA- A stunning kitchen by the White Kitchen Company' finished to the highest quality. The cupboards and drawers are finished in a modern blue and complimented by marble worksurfaces which incorporate a breakfast into the design. Double glazed sash window to the side.

DINING AREA- Open plan to the Kitchen the Dining Area boasts a feature wall from reclaimed bricks topped with modern black framed windows and partially glazed roof, providing glimpse of the landscaped garden. further Crittal style double glazed window and door to the side. Solid oak door to;

UTILITY ROOM WITH CLOAKROOM- Space for appliances, wash hand basin and door to Cloakroom. Modern wc in a traditional design. Roof window.

LOWER GROUND FLOOR

FURTHER RECEPTION ROOM- Another beautiful room with full size bay window to the front comprising of three double glazed sash windows. The room is centred around a stone fireplace with modern stove inset. Double oak doors open to Utility Cupboard and an almost full width opening leads to;



The property...

BEDROOM AREA- A creative use of the room providing an Occasional Bedroom with a discrete pull-down bed concealed by painted panelled doors with fitted cupboards to either side. The room is otherwise used as an enviable Games Room. Solid oak door to;

EnSUITE SHOWER ROOM- A modern suite comprising of a generously sized shower enclosure with beautiful teal coloured tiles, a wc and wash hand basin which is set into a vanity unit. Solid oak herringbone wood floor.

FIRST FLOOR LANDING- The sweeping staircase with elegant handrail continues to second floor. Sash window to the rear with views over garden. Ceiling rose to pendant light. Solid oak doors to principal rooms. Bespoke made collum radiator and solid oak herringbone wood floor.

BEDROOM 1- A beautiful room featuring a bay window comprising of three, almost floor to ceiling double glazed sash windows with elevated views over Grange Road. Ornate fireplace with bespoke made fitted wardrobes to either side. Solid oak door to;

EnSUITE- A sumptuous suite comprising of a generously sized shower enclosure, with rainfall shower head, freestanding contemporary bath, wc and wash hand basin set into a vanity unit. Double glazed sash window to the front. Gorgeous teal coloured tiled surrounds.

BEDROOM 2- A more than generously sized bedroom with views over the rear garden. Bespoke fitted wardrobes, solid oak door to;

EnSUITE- Solid oak herringbone wood floor, double glazed sash window to side. Generously sized shower enclosure, wc and wash hand basin set into a vanity unit.

SECOND FLOOR LANDING- Solid oak door to Linen Cupboard and solid oak door to Bedroom. Linen Cupboard with modern gas fired boiler and pressurised hot water cylinder.





Property & Outside...

BEDROOM 3- A superb top floor bedroom boasting dual aspect light from the rear and the front with views over rooftop to the South Downs. The room was previously separated as two bedrooms but now provides a Dressing Area or Study Area. Oak door to;

EnSUITE- Modern suite comprising of a generously sized shower enclosure, wc and wash hand basin set into a vanity unit. Herringbone wood floor and roof window.

FRONT GARDEN- A very usable front garden being elevated and of an enviable Southerly aspect. The paved garden is enclosed by bespoke made railings and provides a great space for outside seating.

REAR GARDEN- A fully redesigned, landscaped elevated courtyard garden which makes the most of the summer sun. The garden is surrounded by raised beds which are well stocked with a colourful array of plants and shrubs. The garden features a pretty flint wall and features concealed outdoor lighting.





Location...

Grange Road is situated in the heart of historic Lewes town centre in the residential suburb of Southover.

The area boasts some of the most historical properties to be found in Lewes including the Anne of Cleves property. Equally found dotted amongst these Victorian, Georgian and Tudor homes we find some of Lewes' best examples of modern architecture.

Southover is home to the beautiful Grange Gardens, Priory Ruins and The South Downs National Park can be found to the western boundary. Lewes Mainline Railway Station and Historic High Street are just a short walk from the property as is the Southdowns Sports Club.

The area is served by popular well reputed state schools catering for all ages. Lewes Old Grammar School is also within easy walking distance.

Modern Gas Central Heating with wi-fi controls -
Modern Timber Framed Sash Windows and Modern
Crittall Style Double Glazed Windows and Doors.

EPC Rating - TBC

Council Tax Band - F



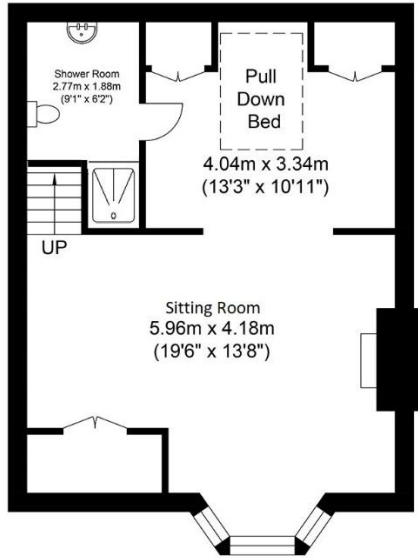


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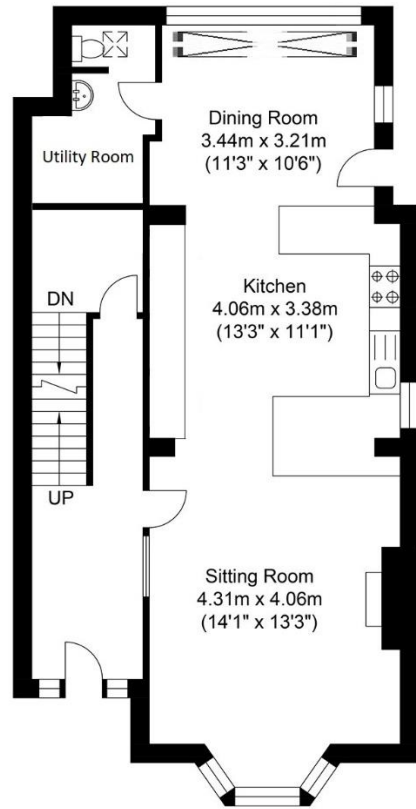
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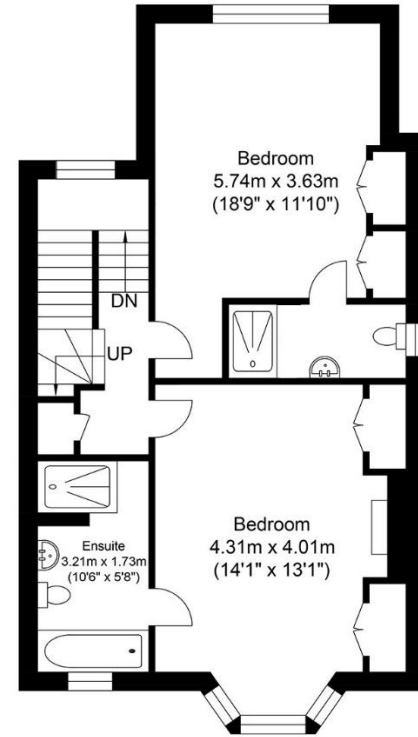
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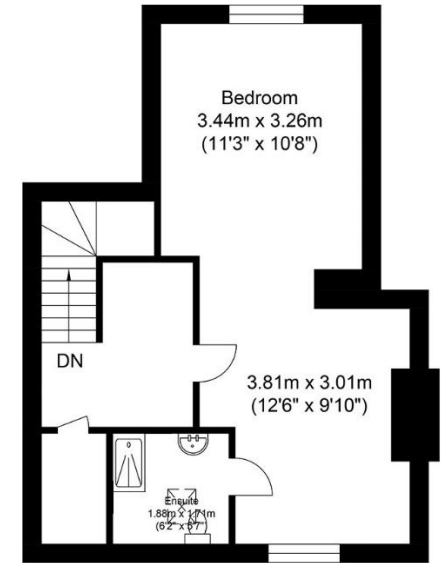
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