



£1,600,000 - £1,700,000 guide price

Wallands Garden Cottage, King Henrys Road, Lewes, East Sussex, BN7 1BU

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Overview...

We are delighted to be offering for sale this once in a generation opportunity to purchase this much loved home.

The 2,500 sq ft, 5 Double Bedroom residence is located in a private, elevated position, in sought after King Henrys Road within the Wallands area of Lewes.

Featuring a simply stunning and more than generously sized landscaped garden and boasting glorious far-reaching views of the Ouse Valley and South Downs.

Inside this charming and characterful detached property there is a beautiful Sitting Room with bay window, wood burning stove and herringbone wood floor, a bespoke fitted Kitchen Dining Room, a Further Reception Room with two pairs of patio doors which lead to the landscaped garden and to a modern Garden Room measuring a generous 14'1 x 13'10. There is a ground floor double bedroom and modern shower room and also a Utility Room. Upstairs we find a great Balcony and 4 further Double Bedrooms, an Ensuite Shower Room and a Family Bathroom.

VIEWING HIGHLY RECOMMENDED



The property...

ENTRANCE PORCH- Providing a useful space to place coats and shoes. Door with gorgeous stained-glass window inset opens to;

SITTING ROOM- A beautiful room with stunning herringbone wood floor, bay window to the front and elevated views to the front which extend over the Ouse valley and the South Downs. The dual aspect room is flooded with natural light and features a fireplace with wood burning stove inset. Timber staircase leading to the first floor, door to internal hall and opening to;

FURTHER RECEPTION ROOM- The gorgeous Herringbone wood floor continues into this generously sized reception room which boasts a pair of patio doors which open onto the rear garden. Patio doors to Garden Room and panelled door to;

KITCHEN DINING ROOM- Bespoke built kitchen in a painted finished and complimented by real wood worksurfaces. The charming and characterful kitchen comprises of a number of cupboards and drawers and features a butler sink, exposed brick wall and double doors with windows to either side which enjoy views over the beautiful garden. Door to;

UTILITY ROOM- A useful utility room benefiting from dual aspect light and featuring a number of fitted cupboards, stainless sink with side drainer, and provides space for appliances.

ORANGERY- A wonderful addition to the property is this modern garden room featuring a flag stone paved floor and double-glazed vaulted ceiling with electronic roof windows. Doors to front and rear gardens.

GROUND FLOOR BEDROOM- A generous double bedroom with dual aspect views over the pretty front garden. Fitted wardrobe with double doors.



The property...

GROUND FLOOR SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with glass screen door, wc and wash hand basin. Natural slate tiled floor and window to the side.

FIRST FLOOR LANDING- Panelled doors to principal rooms. Door to Balcony.

FAMILY BATHROOM- Modern suite comprising of bath with shower over and glass screen door, wc and wash hand basin. Painted tongue and groove surrounds.

BEDROOM 4 - A comfortable double bedroom with stunning views over the Ouse Valley and South Downs. Fitted wardrobes.

BEDROOM 3- Another double bedroom with fitted double wardrobe and elevated views over the glorious rear garden. further window to the side.

BEDROOM 2- A further double bedroom benefitting from dual aspect light and stunning far reaching views. Fitted wardrobes.

BEDROOM 1- A generously sized principal bedroom with double wardrobe and views over the beautiful rear garden. opening to;

EN-SUITE SHOWER ROOM- Modern suite comprising of a shower enclosure with glass screen door, wc and wash hand basin set into vanity units. Roof window.

BALCONY- A wonderful addition to the property making the most of the views over the beautiful garden.





Outside...

FRONT GARDEN- Cleverly landscaped to hide the driveways. There is an area of lawn with a topiary hedge alongside the pathway which leads to the front door. Gated access to the rear garden.

REAR GARDEN- A simply stunning garden which has been created by the current owner over a number of years. The more than generously sized garden faces an enviable Southerly aspect and offers peace and tranquillity. The garden features a gorgeous terrace which provides a space for entertaining and al fresco dining. There is pretty ornamental raised fishpond with fountain. The majority of the garden is laid to an extensive lawn and features mature and established plants, shrubs, bushes and trees including fruit trees. The garden further benefits from a kitchen garden with vegetable patch, fruit cage and greenhouse. External power point and tap.

GARAGE- Brick built with power and light. Garage door to the front and pedestrian door to the side.

WORKSHOP/STUDIO- Brick built and attached to the garage. Windows to the front and rear. A comfortable room with fitted desk and cupboard.

DRIVE- Double gates open from King Henrys Road to provide off street parking to the front. A further, separate drive is access to the side of the property behind an electric sliding gate.





Location...

King Henrys Road is a rarely available but highly desirable road located in the sought after Wallands area of Lewes. King Henrys Road is a wide tree lined road typically comprising of traditional Edwardian Detached and Semi-Detached homes. The property is in a private position and within easy access to the South Downs National via Hill Road.

The popular location is just a 16 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just an 18 minute walk away (Source Google Maps) and offers direct services to London, Gatwick and Brighton.

Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.

Gas Central Heating - Solar P.V - Double Glazing.

EPC Rating - TBC

Council Tax Band - G



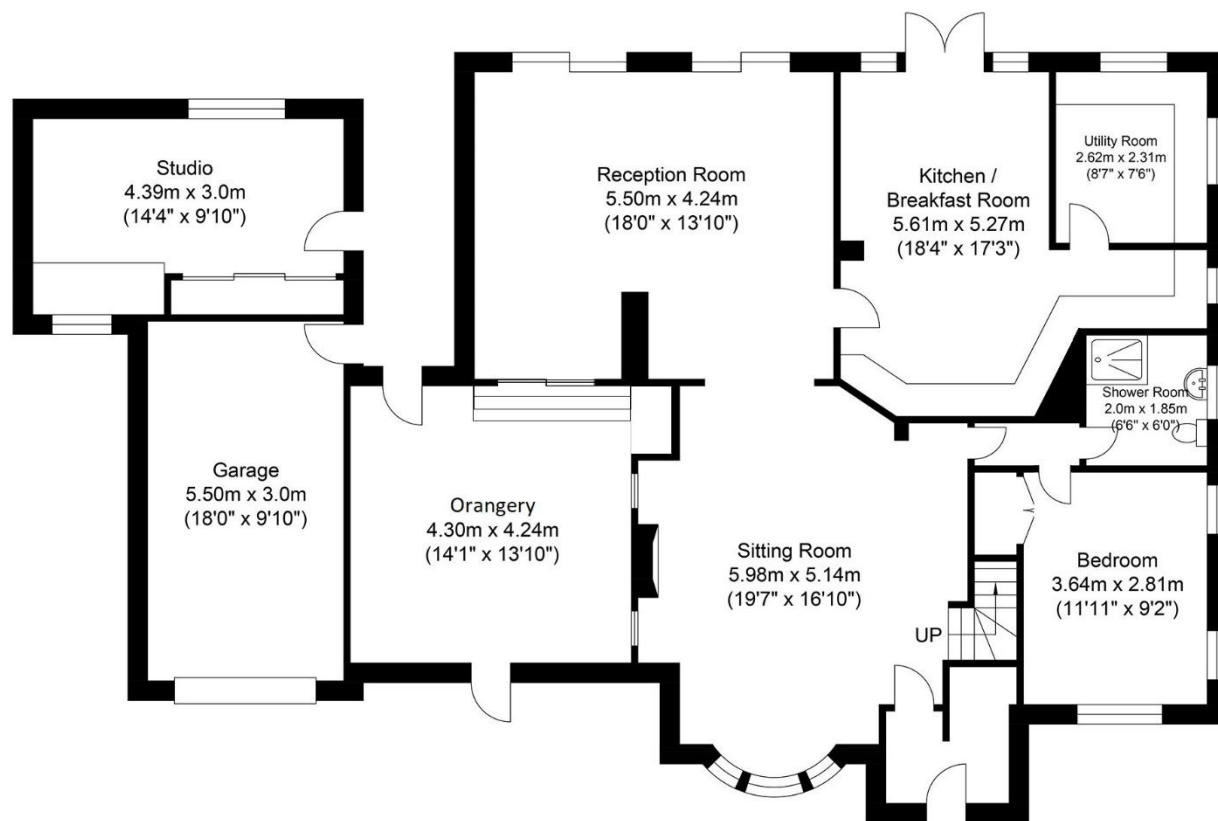


Enquiries...

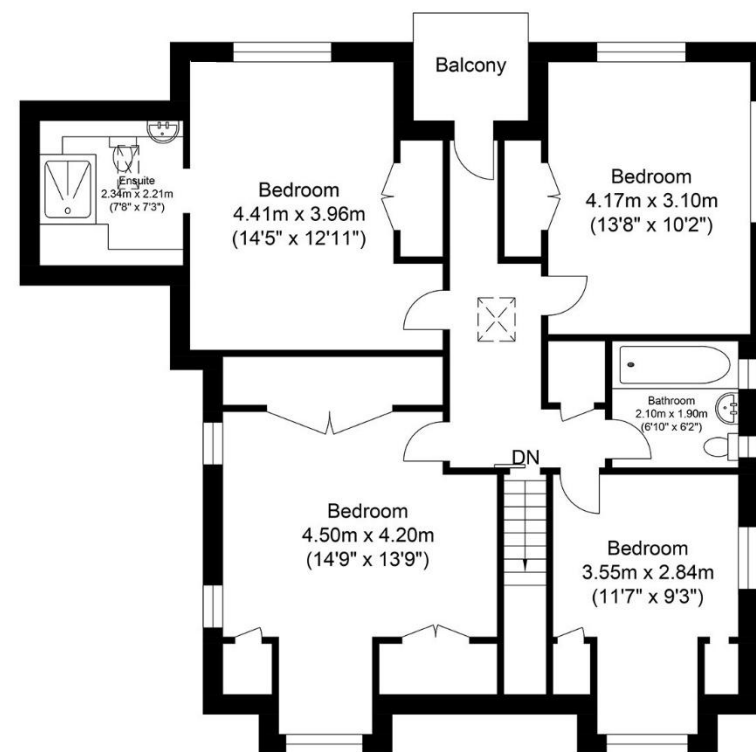
For further enquiries or to arrange an appointment to view, please contact our Lewes office on-

01273 407929 or

lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
1630.51 sq ft
(151.48 sq m)



First Floor
Approximate Floor Area
898.03 sq ft
(83.43 sq m)

Approximate Gross Internal Area (Including Garage)= 234.91 sq m / 2528.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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