



£600,000 guide price

19 Craig Meadows, Ringmer, East Sussex, BN8 5FB

**MANSELL  
McTAGGART**  
Trusted since 1947

# Overview...

A desirable modern 4 bedroom detached home situated in a sought after location. Tucked to the rear of Craig Meadows, it offers beautiful far-reaching rural views and instant access to a country pathway from the front of the property.

The property is in excellent order throughout and offers spacious accommodation laid out over three floors.

The well thought out kitchen diner has been comprehensively and thoughtfully fitted with space for a good size dining table. The bay windowed sitting room offers country views and a cosy fireplace for winter evenings.

Two of the 4 bedrooms benefit from ensuite shower rooms and there is also a well fitted family bathroom.

Outside, the secluded walled rear garden offers areas of paving, lawn and an attractive water feature, with driveway parking to the rear and an attached garage.

VIEWING RECOMMENDED- NO CHAIN



# The property...

---

**Entrance Hall** - Stairs with wooden painted handrail and banisters rising to first floor. Doors to principal rooms. Window to side aspect. Fitted cupboard.

**Cloakroom/W.C.-** Fitted white suite comprising low level w.c., wash hand basin.

**Sitting Room** - Front aspect bay double glazed window with rural views. Feature gas flame fireplace of cast iron, wood and a polished granite hearth.

**Kitchen / Dining Room** - Comprehensively fitted, Modern flush fronted floor and wall kitchen units with pewter handles, fitted fridge freezer and dishwasher. 1 ½ bowl sink with chrome mixer tap. Ideal gas boiler. Fitted double oven and 4 ring gas hob with cooker hood. A further large larder cupboard offers additional storage. Two sets of double doors offering access to the pretty walled garden and rear porch. These allow for ample natural light to fill the room. Tiled slate effect floor.

**First Floor Landing** - Doors to principal rooms. Linen Cupboard. Stairs continue to Second Floor.

**Bedroom 1** - Double glazed window with far reaching views over fields and countryside. Large fitted wardrobe.

**Ensuite shower room** with modern shower enclosure, wc and hand basin.

**Bedroom 2** - Double bedroom with elevated views to the rear of the property and the garden. Fitted wardrobes.

**Bedroom 3** -Front facing single bedroom with peaceful countryside views.





## *Property and Outside...*

---

**Family Bathroom-** Fitted with a modern white suite comprising a panel enclosed bath with chromed mixer tap and hand held shower attachment, pedestal wash hand basin with matching tap, low level w.c., part tiled walls and tiled floor, obscured window.

**Second Floor Landing** - Velux window to rear of property.

**Bedroom 4** - Double aspect room. Dormer window with far reaching field views. Velux to rear of the property. 2 fitted wardrobe/storage cupboards.

**Ensuite Shower room** - Velux Window, walk in shower cubicle, low level WC and hand basin.

**Garden-** A pretty rear garden, beautifully landscaped and well stocked with a range of shrubs. Area of paved patio. Enclosed by brick walling with gated access.

**Garage** - Single garage with a tiled roof. Power and light. Located alongside the garden at the rear of the property.





## Location...

---

**Craig Meadows** - Constructed circa 2006 by David Wilson Homes, Craig Meadows has been a popular development within easy access to Lewes and a relatively levelled walk to the local shops in Ringmer. The development benefits from an under 5's children's playpark and a pathway that runs alongside the local countryside providing wonderful views of evening sun sets.

**Ringmer** - Considered to be one of the largest villages in East Sussex; has a great sense of community and plenty to offer those who want to take part, yet peaceful enough to enjoy the more rural surroundings, for those that prefer the quieter village lifestyle.

The village boasts both a primary and a secondary school.

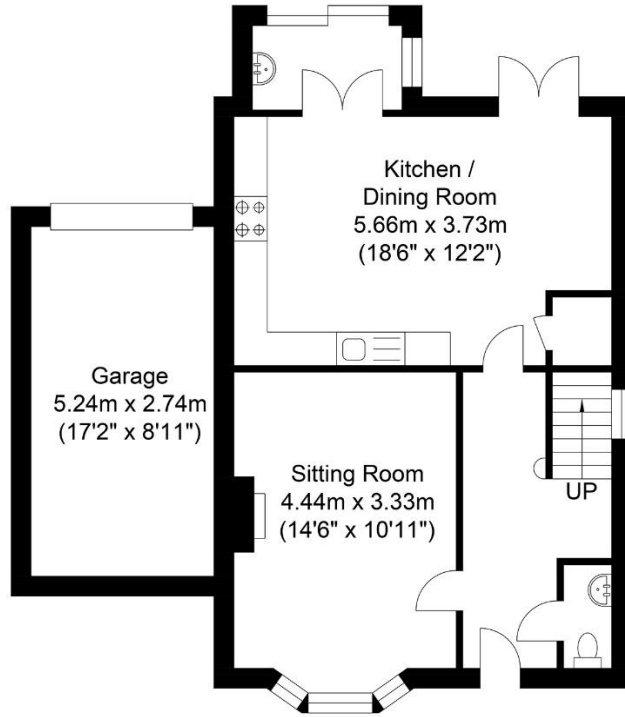
In the heart of the village lies a parade of shops, as well as a Morrisons "Daily" housing a Post Office. Life in Ringmer is reassured with the benefits of a Health Centre and pharmacy. Socially, the village has 2 popular public houses and many sports and leisure clubs.

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

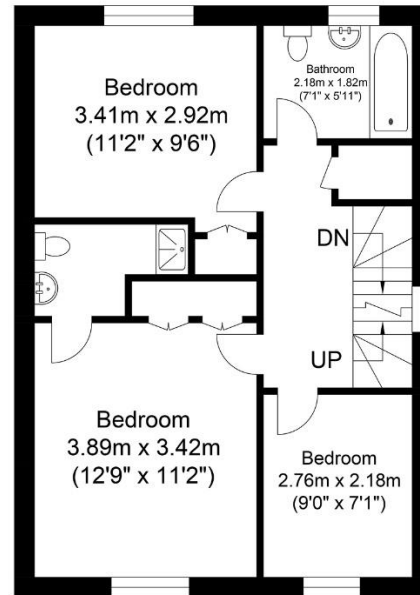
A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

Tenure - Freehold  
Gas central Heating - Double Glazing.  
EPC Rating -  
Council Tax Band - F  
Residents Association Charge Approx £170 PA. TBC.

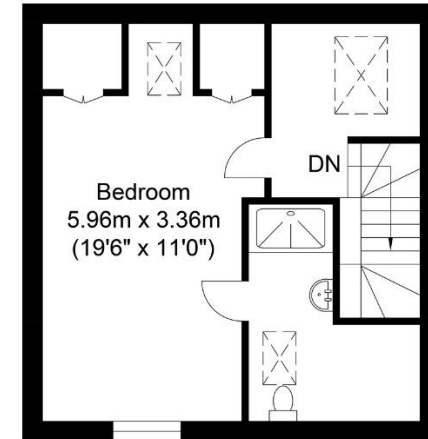




Ground Floor  
Approximate Floor Area  
714.18 sq ft  
(66.35 sq m)



First Floor  
Approximate Floor Area  
503.85 sq ft  
(46.81 sq m)



Second Floor  
Approximate Floor Area  
363.06 sq ft  
(33.73 sq m)



Approximate Gross Internal Area (Including Garage) = 146.89 sq m / 1581.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://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