



£700,000 guide price

Plovers, Laughton Place, Cow Lane, Laughton, East Sussex, BN8 6DA

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Overview...

A rare opportunity to purchase this individually built three-bedroom detached family home surrounded by open fields in the heart of sought after Laughton.

This super 1,561 sq ft detached property is situated on a good size plot with gated parking to the front and a good sized lawned rear garden.

Accommodation comprises a generous entrance hall, bright dual aspect sitting room with open fireplace and views across open countryside, side aspect dining room leading to a double glazed conservatory which opens into the rear garden, modern fitted kitchen/breakfast room and rear lobby with ground floor cloakroom/w.c.

The first floor offers a bright landing with large storage access, principle dual aspect bedroom with stunning views over open countryside, two further bedrooms and a modern refitted bathroom.

Although situated in this idyllic rural location, there is easy access to the local village of Laughton with the historic county town of Lewes within easy reach.



The property...

ACCOMMODATION

Entrance Hall- Double glazed front door, stairs to first floor with cupboard below, door to-

Sitting Room- A bright room with views over open fields through the double glazed dual aspect windows, open fireplace with tiled surround and slate hearth.

Dining Room- Side aspect double glazed window with views over open fields, sliding double glazed doors to-

Conservatory- Double glazed and brick construction with double doors opening onto the rear garden.

Kitchen/Breakfast Room- Refitted with a comprehensive range of modern wall and base cupboards, contrasting roll edged work surfaces with matching splash areas, 1.5 bowl single drainer sink with adjacent chromed mixer tap, 4 ring ceramic hob with stainless steel cooker hood over, double eye level oven, integrated dishwasher, rear aspect double glazed window overlooking the rear garden, door to-

Rear Lobby- Double glazed door opening onto the rear garden.

Cloakroom/W.C.- Fitted modern white low level W.C., pedestal wash hand basin with chromed mixer tap, side aspect double glazed window.

First Floor Landing- A lovely bright good size landing with deep eaves cupboard.

Bedroom- A super dual aspect double room with stunning countryside views through the large double glazed windows, built-in wardrobe.





Property and Outside...

Bedroom- A good size double room with wonderful far reaching views through the dual aspect double glazed windows, built-in wardrobe.

Bedroom- A bright room with rear aspect double glazed window, deep cupboard.

Bathroom- Refitted with a modern white suite comprising a corner shower with glass door and tiled surround, panel enclosed bath with chromed mixer tap and shower attachment, wash hand basin set in matching vanity unit, low level W.C., tiled walls, obscure double glazed window, chromed heated towel rail.

OUTSIDE

Front Garden- Area of lawn with feature flower bed, resin driveway with parking for multiple cars accessed via a five bar gate.

Rear Garden- Adjacent to open fields and laid to lawn and enclosed by fencing and mature hedging, gated side access.





Location...

Plovers is situated on the private access road to Laughton Place and occupies an enviable spot being surrounded by open fields with stunning and far reaching views.

Although offering a true rural location, this super family home is within easy reach of **Laughton**, a popular and picturesque village just 6.5 miles to the East of Lewes.

The village benefits from a primary school, a community owned village shop and post office, a popular public house offering dining. A regular and late running bus service offers routes to Lewes, Eastbourne and Brighton and train services are available at Berwick, Uckfield and Lewes. Many scenic walks are also within striking distance of the property with access to the local countryside and woodland.

The nearby village of Ringmer is just 4.5 miles away and offers a parade of shops and eateries, there is also a secondary school at Ringmer and many sports clubs including, football, cricket, stoolball and bowls.

The property is well located for Lewes Old Grammar School and Bedes.

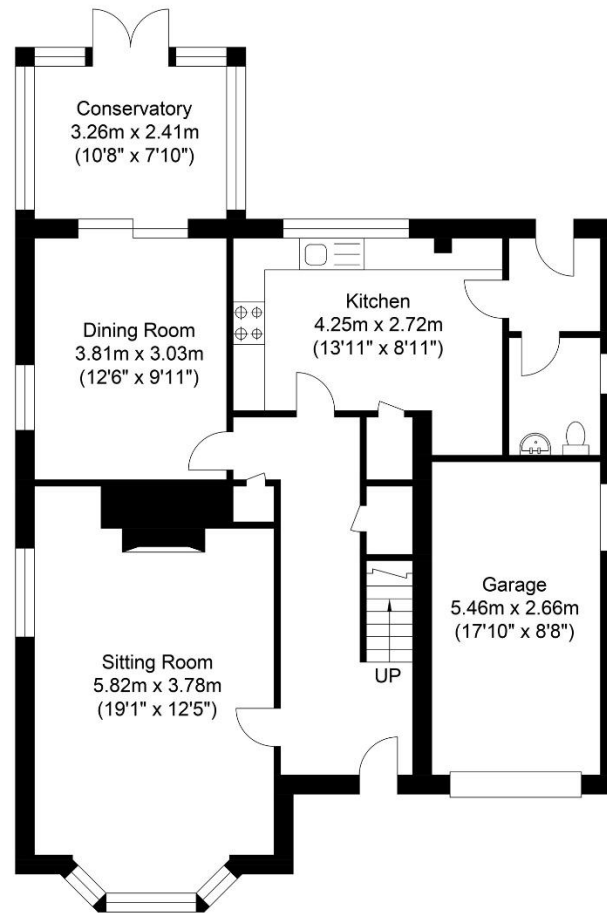
Mainline Railway Stations can be found at Lewes and Berwick.

Tenure - Freehold
Oil central Heating - Double Glazing.

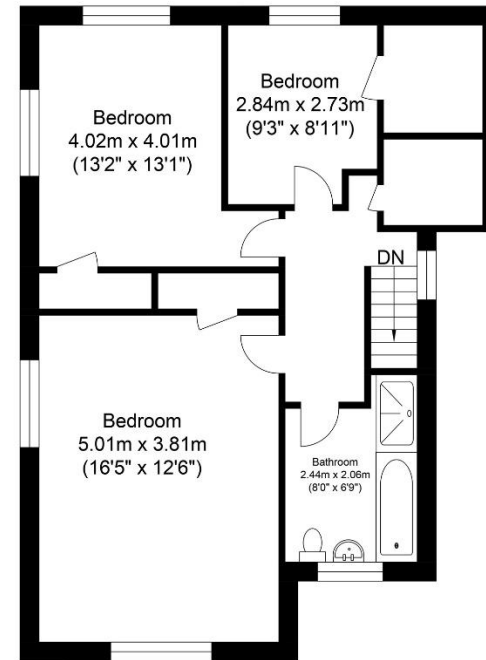
EPC Rating - D
Council Tax Band - E

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Ground Floor
Approximate Floor Area
966.16 sq ft
(89.76 sq m)



First Floor
Approximate Floor Area
594.92 sq ft
(55.27 sq m)

Approximate Gross Internal Area (Including Garage) = 145.03 sq m / 1561.09 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

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