



£1,250,000 guide price.

Top Meadow, Wellgreen Lane, Kingston, East Sussex, BN7 3NS

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# Overview...

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A fantastic opportunity to purchase this wonderful 5 Bedroom Detached home in the popular and sought after village of Kingston, just 1 mile outside of the historic county town of Lewes.

The 2,600 sq ft home boasts glorious views of the South Downs and local countryside and an extensive garden backing onto paddocks.

The property features a 22ft Sitting Room with woodburning stove, a high quality bespoke fitted Kitchen Dining Room with sky lantern, a Second Reception Room with bi-fold doors opening to the garden and a Further Reception Room also with views and access to the garden. Completing the ground floor accommodation is a useful Utility Room and also a ground floor Cloakroom.

Upstairs there are 5 generously sized Bedrooms, many with fitted wardrobes or far-reaching views. There is a Modern Family Bathroom and a Gorgeous Modern Shower Room and a further Modern EnSuite Bathroom to the principal Bedroom.

VIEWINGS HIGHLY RECOMMENDED





# The property...

**ENTRANCE HALL-** A generous entrance hall with wood floors and stairs with handrail and balustrade to first floor landing. Understairs storage cupboard. Doors to principal rooms.

**SITTING ROOM-** Measuring an impressive 23ft the dual aspect reception room features a fireplace with painted brick surround and wood burning stove inset. Double doors to Second Reception Room.

**KITCHEN DINING ROOM-** A superb bespoke kitchen made and finished in a soft ivory and sage colour scheme and complimented by black granite worksurfaces. The kitchen incorporates a breakfast bar and pantry cupboard into the design and features a sky lantern flooding the space with natural light. The kitchen enjoys views to the front and a door opens to the Utility Room and also Further Reception.

**SECOND RECEPTION ROOM-** Measuring a generous 26ft the reception room features bi-fold doors which open seamlessly to the garden. There is a further window making the most of the views of the garden and the room features wood floors and bespoke made entertainment storage. Double doors open to the Sitting Room and Entrance Hall.

**FURTHER RECEPTION ROOM-** A welcomed additional reception room presented as a family room and enjoying views and access, through a stable door, over the rear garden. Wood floors.

**UTILITY ROOM-** A high quality Utility Room with bespoke made cabinetry complimented by wooden work surfaces and a Butler sink. Window to the rear.

**GROUND FLOOR CLOAKROOM** - Modern suite comprising of Wc and wash hand basin set into a vanity unit, window to the front and tiled surrounds.

**FIRST FLOOR LANDING-** Painted balustrade and oak handrail over stairs, white painted doors to principal rooms and light tunnel providing natural light to the landing. Linen cupboard and further fitted cupboard.



# The property...

**BEDROOM 1-** A dual aspect bedroom enjoying elevated views to the front and side, with fitted wardrobes and bi-fold door to;

**EnSUITE-** A modern bathroom suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Modern tiled surrounds and floor.

**BEDROOM 2-** A generously sized double bedroom with fitted wardrobes and elevated views over the rear garden and countryside beyond.

**BEDROOM 3-** A further double bedroom with fitted wardrobes and elevated views to the front.

**BEDROOM 4-** Another double bedroom with elevated views over the rear garden and countryside beyond.

**BEDROOM 5-** A comfortable bedroom with views to the side.

**FAMILY BATHROOM-** A modern bathroom suite comprising of a bath with handheld shower attachment, wc and wash hand basin set into a vanity unit. Timeless white tiled walls complimented by modern grey painted woodwork. Views over the garden and countryside to the rear.

**SHOWER ROOM-** A gorgeous modern suite comprising of a generously sized shower enclosure with fixed glass screen and rainfall shower head. Wc and wash hand basin. Modern tiled walls and floor. Heated towel rail. Window to the front.







## Outside...

**REAR GARDEN-** A generous garden which is mostly level and offers some splendid views. The garden is mostly laid to lawn and enclosed by fenced and hedged boundaries. There is a sizable, paved terrace adjacent to the property, ideal for entertaining and dining. The garden feels particularly private and features a few trees and well stocked flower beds with plants and shrubs.

**DOUBLE GARAGE-** A detached timber-built garage with double doors, power points and light.

**DRIVEWAY-** An extensive gravelled drive providing off street parking for numerous vehicles with ample manoeuvring space.



Double Glazing - Gas Central Heating

Title - Freehold

EPC Rating - D

Council Tax Band - G





## Location...

**Kingston** is a desirable and picturesque village set at the foot of the South Downs. The village benefits from the The Juggs Inn public house, which serves food and features a delightful pub garden. The village also benefits from a popular infant and junior school.

The Village has a good range of leisure activities including a public access tennis court, two village greens, and a modern village hall which can be hired for events. The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes and the Sussex coastline. There is also a cycle path into Lewes and a bus service to Lewes and the Sussex coast. Lewes mainline railway station is just 1.5 miles away (source Google Maps) and offers direct services to Brighton, Gatwick and London.







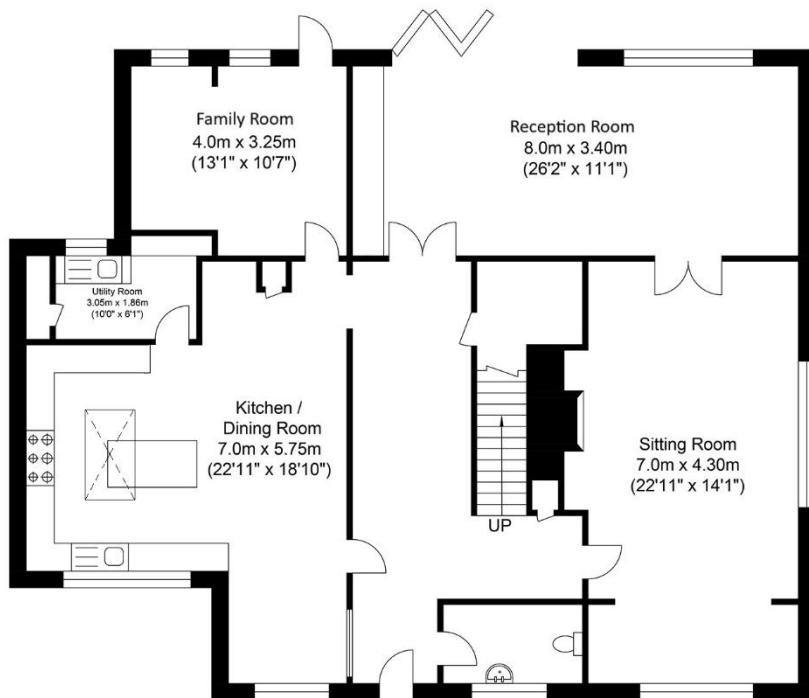
## Enquiries...

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

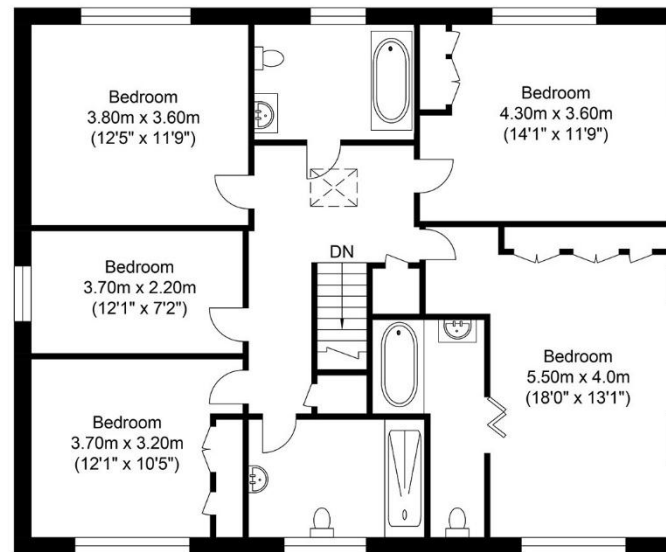
**01273 407929 or**

**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**

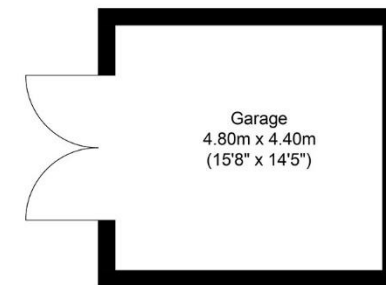




Ground Floor  
Approximate Floor Area  
1499.52 sq ft  
(139.31 sq m)



First Floor  
Approximate Floor Area  
1122.67 sq ft  
(104.30 sq m)



Garage  
Approximate Floor Area  
227.33 sq ft  
(21.12 sq m)

Approximate Gross Internal Area (Excluding Garage) = 243.61 sq m / 2622.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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