



£500,000 offers over

1 Lower Clayhill Cottage, Uckfield Road, Ringmer, BN8 5RU

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The property...

A rare opportunity to purchase this picturesque 2 double bedroom Grade II listed semi-detached cottage situated within 1/3 acre of gardens and backing onto open fields.

This super home boasts a wealth of period features yet is within easy reach of Ringmer village and Lewes.

ENTRANCE- Access via a lean-to greenhouse, door to-

ENTRANCE LOBBY- Engineered oak flooring, door to-

FARMHOUSE KITCHEN- A bright dual aspect room with views over the garden to open fields, re-fitted cupboards with solid wood worktops, inset white ceramic sink with adjacent chromed swan neck mixer tap, space for range style cooker with tiled splash back, engineered oak flooring, door to-

SITTING ROOM- A wonderful dual aspect room, flooded with natural light, fantastic brick fireplace with substantial timber bressummer beam, part panelled walls, wood flooring, recess/storage.

SHOWER ROOM- Refitted white suite comprising enclosed shower cubicle with white shower tray and tied walls, glass screen, pedestal wash hand basin with chromed mixer tap, low level W.C., rear aspect window, tiled floor.

FIRST FLOOR LANDING- Doors to bedrooms.

BEDROOM- A super bright and airy double bedroom offering views over the garden to open fields, chimney breast housing decorative fireplace, hatch to loft space, laminated flooring.

BEDROOM- A wonderful double bedroom with side aspect window offering views over the garden to open fields, vaulted ceiling and painted roof timbers.





Outside...

GARDENS- Situated in a super semi-rural location with mature predominantly lawned gardens that wrap round the property totalling approximately 1/3 acre offering plenty of space to entertain.

Surrounded by mature hedging and low-level fencing, there are uninterrupted views over open fields to the rear adding to the country feel of this home with a greenhouse, mature planting and off road parking.

GARDEN STUDIO- Views over the garden to open fields beyond.

Freehold

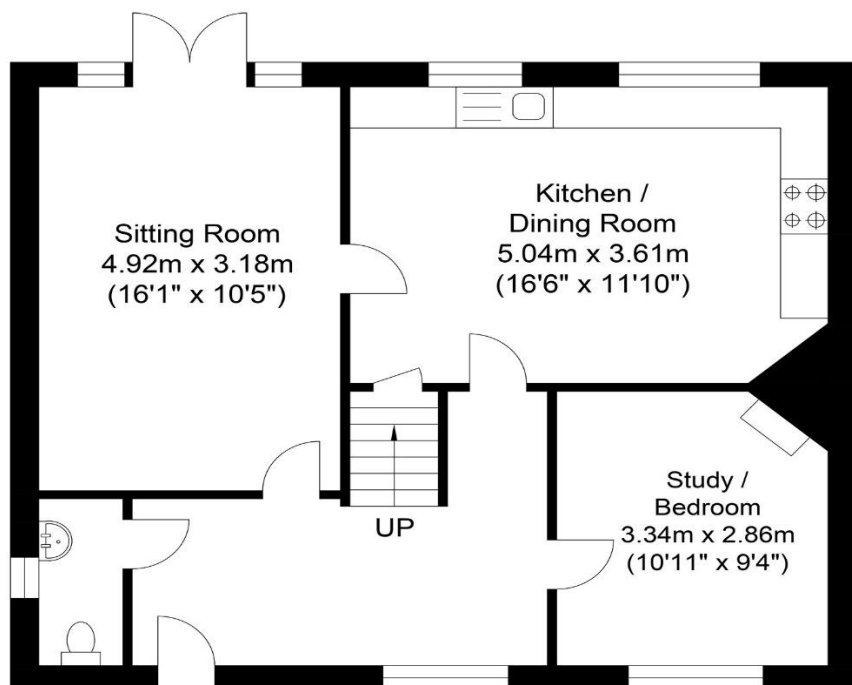
EPC- NR (Listed Building)

Council Tax Band- D

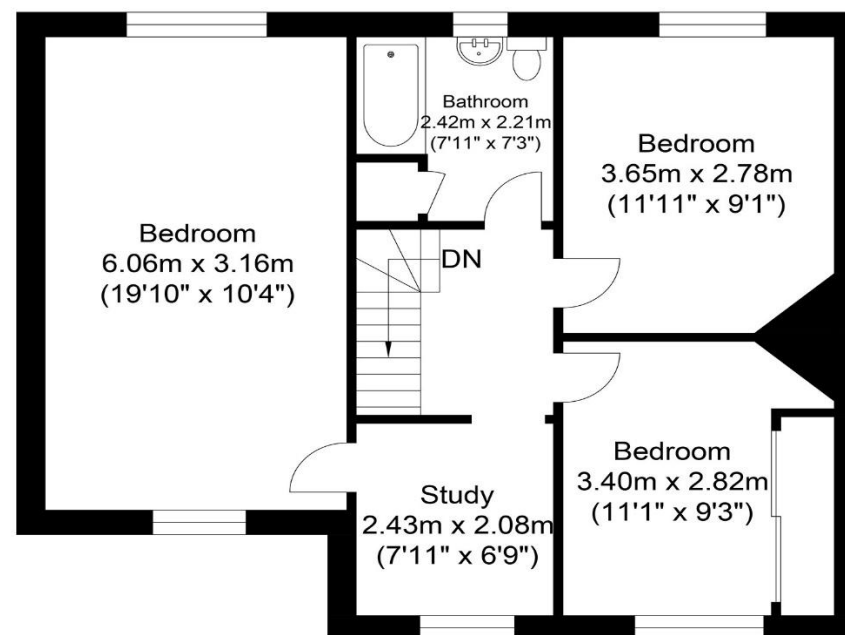
Oil fired central heating

Please call 01273 407929 to discuss further or to arrange an appointment to view.





Ground Floor
Approximate Floor Area
631.41 sq ft
(58.66 sq m)



First Floor
Approximate Floor Area
585.98 sq ft
(54.44 sq m)



Approximate Gross Internal Area = 113.10 sq m / 1217.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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