



£495,000 guide price

Lewes Road, Ringmer, East Sussex, BN8 5QD

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Overview...

A great opportunity to purchase this beautifully presented property, set back off the road with a simply stunning southerly facing and landscaped rear garden.

This super home boasts three good size bedrooms, a generous living/dining room with parquet woodblock flooring, contemporary re-fitted kitchen and bathroom, wonderful double glazed conservatory extension and ground floor W.C.

A particular feature of this great home is the generous, southerly facing rear garden which has seen extensive investment both financially as well as in time. This has resulted in a simply stunning garden inspired by local formal gardens, full of carefully selected planting with wonderful areas including a vibrant wildlife pond, secluded seating and contemplation area together with an extensive area of sandstone paving, ideal for alfresco dining and enjoying the sun.

Viewing this wonderful home is recommended.



Property...

Entrance Lobby- Large built in cupboard, space for hanging coats, Door to-

Living/Dining Room- A good size room with decorative feature fireplace with marble back panel and timber surround, herringbone patterned parquet woodblock flooring, rear aspect double glazed sliding patio doors opening to-

Conservatory Extension- A super bright southerly facing room of a upvc double glazed construction with pitched polycarbonate roof, tiled floor, double glazed double doors opening into the rear garden.

Inner Hallway- Stairs to the first floor, door to-

Cloakroom/W.C.- Modern white suite comprising a low level W.C. with matching white wash hand basin set in vanity unit with tiled splash area, tiled floor.

Kitchen- Refitted with a range of contemporary white flush fronted wall and base cupboards with contrasting laminated working surfaces, inset 1.5 bowl single drainer stainless steel sink with adjacent mixer tap, 4 ring ceramic hob with cooker hood over and tiled splashback, eye level double oven, integrated dishwasher and spaces for under counter fridge, part tiled walls and contrasting tiled floor, side aspect double glazed window and matching door opening into the conservatory extension.

First Floor Landing- An attractive turning staircase with open balustrade filled with light from the side aspect double glazed window, hatch to loft space.

Bedroom- A good size double room with front aspect double glazed window, built-in wardrobe cupboard.

Bedroom- A generous double room with rear aspect double glazed window overlooking the rear garden, double built-in wardrobe cupboard.





Property & Outside...

Bedroom- Front aspect double glazed window.

Bathroom- A good size room, comprehensively fitted with a contemporary white suite comprising a walk-in double shower with tempered glass screen, tiled enclosure, panel enclosed bath, wash hand basin set in vanity unit, low level W.C., rear aspect double glazed windows, chromed heated towel rail, large cupboard, tiled floor.

OUTSIDE

Front Garden- Attractive block paved driveway with parking for 2 cars, area of lawn.

Rear Garden- A stunning and beautifully presented southerly facing garden, stocked with a wide and varied range of plants and shrubs. There are various areas for seating including a large area of sandstone paving with adjacent BBQ area and ample storage including a timber garden shed. Gated side access.

Garage- Roller door, power and light, potential to develop stp.





Location...

Laburnham House- Set back from the road yet within easy reach of local village amenities.

Ringmer- A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

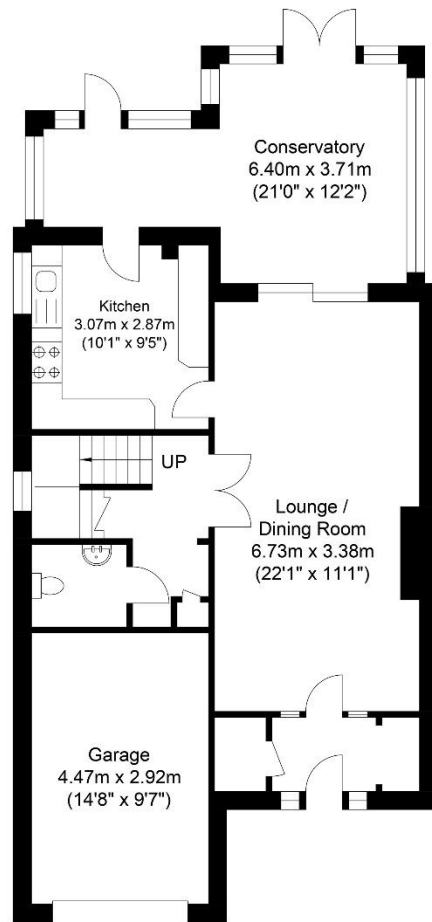
Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far reaching views to the River Ouse, the Ashdown Forest and across Lewes.

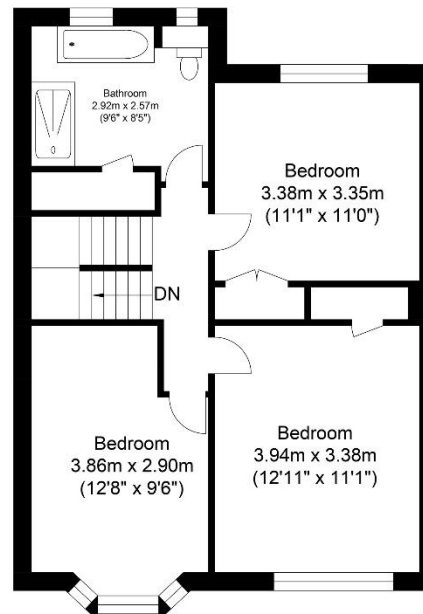
Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather.

Tenure - Freehold
Gas central Heating - Double Glazing
Solar Thermal Heating for water
EPC Rating - D
Council Tax Band - D

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



Ground Floor
Approximate Floor Area
813.96 sq ft
(75.62 sq m)



First Floor
Approximate Floor Area
591.79 sq ft
(54.98 sq m)

Approximate Gross Internal Area (Including Garage) = 130.60 sq m / 1405.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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