



**Bellamy  
Gardens**

RINGMER



A development of six single storey,  
three bedroom homes from award winning  
local developer Baobab.

---



CGI of Bellamy Gardens



## WELCOME TO RINGMER

RINGMER IS A SOUGHT AFTER VILLAGE JUST OUTSIDE LEWES WITH AN EXCELLENT PRIMARY AND SENIOR SCHOOL, A VARIETY OF SPORTING AND SOCIAL FACILITIES, AS WELL AS A HEALTH CENTRE.

Bellamy Gardens is situated on the edge of the village with all amenities within walking distance including the parade of village shops including a convenience store, post office, bakery, café and various other. There are two traditional Sussex pubs in Ringmer, The Green Man & The Anchor. Both offering a selection of real ales, home cooked food and live entertainment. There are accessible pathways leading directly on to the South Downs with breathtaking views. Glynde Village with the much acclaimed Glyndebourne Opera House is only approximately 3 miles away. The county town of Lewes is less than 3 miles away and easily accessed on foot, cycle path or regular bus service.





## THE COUNTY TOWN OF LEWES

THE COUNTY TOWN OF LEWES IS A UNIQUE SHOPPING AND LEISURE DESTINATION, OFFERING A WIDE RANGE OF LOCAL SHOPS AND INDEPENDENT BOUTIQUES. IT IS THE PERFECT SETTING FOR EITHER A STROLL INTO TOWN FOR A CAPPUCCINO AND A READ OF THE PAPERS, OR AN INVIGORATING WALK ALONG THE BANKS OF THE RIVER OUSE.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. To cool off in the summer you can take a dip in the Pells Swimming Pool, the oldest documented freshwater outdoor swimming pool in the UK.

Dining out in Lewes is a pleasure, with a wide range of cafes, restaurants and gastro pubs on hand, many of which support the resident Harveys Brewery. You can also visit the farmers market on the first Saturday of every month to pick up some delicious local fare. You can even get a drink at our local independent cinema, The Depot.

### EASY COMMUTE

From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes & Ringmer can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

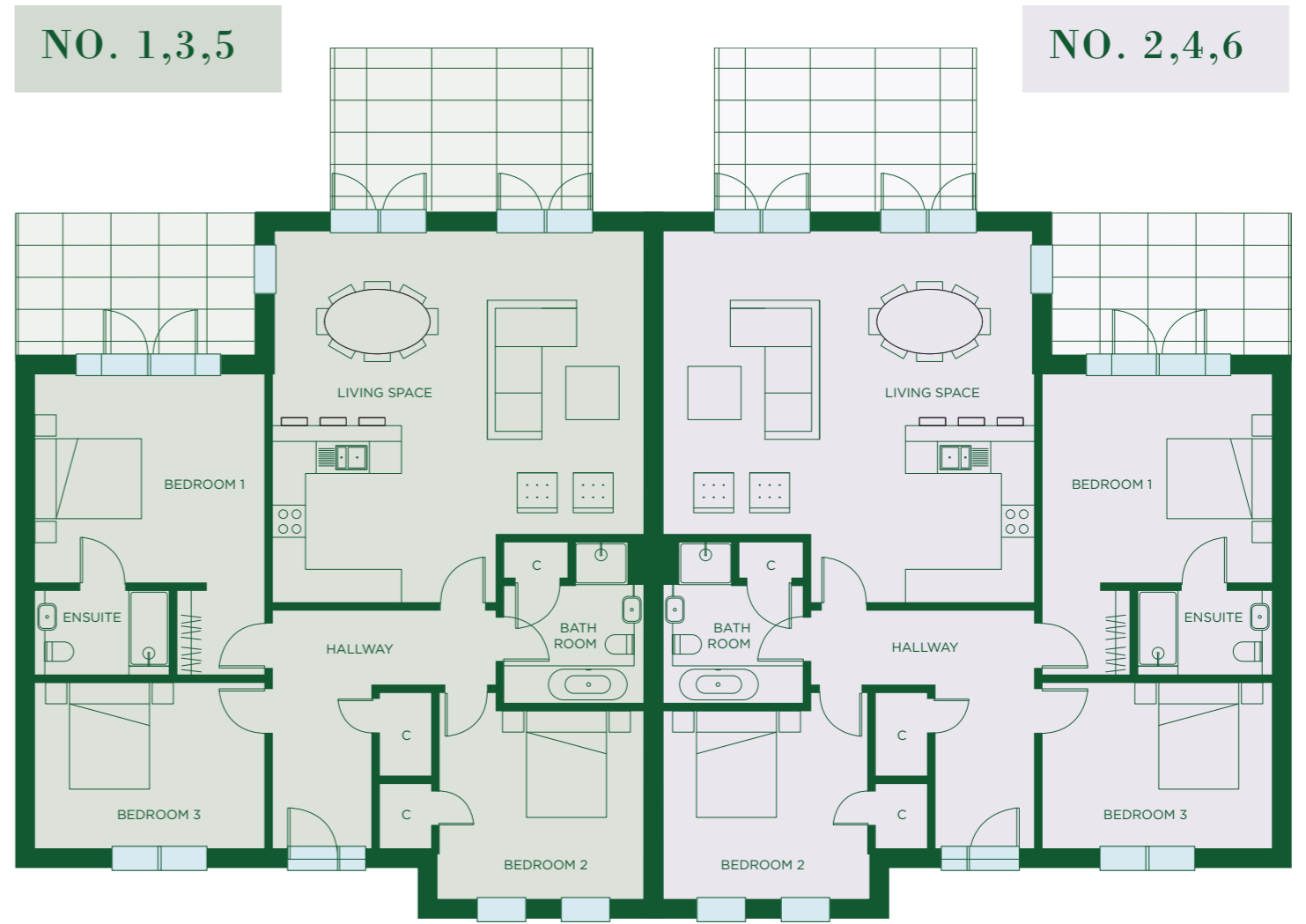
Lewes is steeped in tradition and hosts a world famous Bonfire Night celebration, which is the largest and most celebrated in the UK. It is also a tourists dream with its Norman castle dominating the skyline, the famous Lewes Priory where the first Parliament was established following the Battle of Lewes and Anne of Cleves House, which was part of Queen Annes divorce settlement from King Henry VIII.

### TRAIN TIMES FROM LEWES

Lewes to Brighton 16 minutes  
Lewes to London Victoria 65 minutes  
Lewes to Gatwick 31 minutes  
Lewes to Haywards Heath 16 minutes  
Lewes to Seaford 17 minutes  
Lewes to Eastbourne 20 minutes



Set in an idyllic rural location with far reaching views, each house has been thoughtfully designed to maximise light and space and a connection to nature. Sustainability is woven into the ethos and fabric of the development to ensure these architecturally designed homes sit lightly within their bucolic setting



Living Space	7.0 x 7.0	22'11 x 22'11
Bedroom 1	4.3 x 3.9	14'3 x 12'11
Bedroom 2	3.9 x 3.6	12'10 x 11'8
Bedroom 3	4.3 x 3.2	14'3 x 10'5
<b>TOTAL</b>	<b>125.4m<sup>2</sup></b>	<b>1,350ft<sup>2</sup></b>

Living Space	7.0 x 7.0	22'11 x 22'11
Bedroom 1	4.3 x 3.9	14'3 x 12'11
Bedroom 2	3.9 x 3.6	12'10 x 11'8
Bedroom 3	4.3 x 3.2	14'3 x 10'5
<b>TOTAL</b>	<b>125.4m<sup>2</sup></b>	<b>1,350ft<sup>2</sup></b>



**SITE MAP**



# SPECIFICATION



## KITCHENS

- Contemporary handleless kitchen with stone worktops and inset stainless steel sink & mixer tap
- Matt off white fitted units with premium branded integrated appliances including fan oven, four zone induction hob, extractor hood with lighting, fridge/freezer and dishwasher

## BATHROOMS

- Each property enjoys a luxury bathroom and ensuite shower room from the main bedroom
- Fully tiled floors and part tiled walls with Vitra & Vado sanitaryware including satin nickel taps, heated towel rails and matching accessories
- Fully integrated toilet cistern and sink with vanity storage unit
- Bathrooms have full size baths and further walk in shower
- Ensuites fitted with double walk-in shower

## FLOORING

- Engineered oak timber flooring throughout the hallway and living areas
- High quality carpet and underlay to bedrooms
- Tiling to bathroom and ensuite shower rooms

## GARDENS & OUTSIDE SPACE

- Generous gardens with far reaching downland views
- Two natural stone paved patio areas accessed from both the main bedroom and living space
- Landscaped lawned gardens with close board fences and planting

## PARKING

- Each property has two parking spaces to the side of the house
- Electric vehicle charging points
- Communal visitors parking
- Cycle storage

## ADDITIONAL FEATURES

- Architecturally designed houses from ECE Architecture
- Fitted storage to bedrooms 1 & 2
- Underfloor heating throughout powered by Air Source Heat Pump
- Mechanical Ventilation Heat Recovery System
- Secure bin store

## SECURITY & PEACE OF MIND

- 10 year New Home Warranty with Q Assure
- Velfac windows with a 12 year warranty
- Mains fed smoke detection system





Baobab are Brighton based boutique developers passionate about building incredible properties that enhance the lives of the people that live in them.

Over the past thirteen years, they have built a reputation of delivering thoughtful houses of architectural merit, all characterised by design, detail, light, space and access to nature. This has seen them garner many awards, most notably 2 RIBA awards as well as a shortlisting for the RIBA House of the Year in 2021.

They look to buck the trend of lowest common denominator development, commissioning excellent architects and accomplished designers to bring their ambitions to life. Design and not the bottom line, drives decisions and their rich portfolio of previous schemes stands testament to this.

---

[baobabdevelopments.com](http://baobabdevelopments.com)



CGI of Bellamy Gardens





LEWES ROAD • RINGMER • EAST SUSSEX • BN8 5ES



01273 487444

OAKLEYPROPERTY.COM

**BELLAMYGARDENS.CO.UK**

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time to those shown in this brochure. Consequently, these should be treated as general guidance only and cannot be relied upon as accurately describing the finished product under the terms of the Consumer Protection Regulations 2008. Nor do they constitute a contract or part of a contractor's warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details. Bellamy Gardens is a marketing name only.

DESIGN BY PROWORX.CO.UK