



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

Asking price: £1,275,000







# Top Meadow, Kingston, Lewes

## Top Meadow

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Oak canopied entrance porch with solid wood front door leading into the Entrance vestibule with a door to cloakroom with stone flooring, low level WC, wash hand basin with cupboard below and part tiled walls. Spacious reception hall with feature staircase leading to the first floor, oak flooring and a deep understairs storage cupboard with Kingfisher gas fired floor mounted boiler. Glazed door to superb kitchen/breakfast room with a recess for desk and an excellent range of wooden units with a granite work surface extending to incorporate a twin Butler sink with mixer tap over and an integrated dishwasher. Stainless steel Smeg six ring gas Range cooker with extractor hood over, full height larder cupboard, stone flooring and a feature large lantern skylight window. There is space for large fridge/freezer and a full height cupboard with carousel. The central island has a built-in warming drawer.

The utility room is fitted with a range of wall and base units with a Butlers sink, wooden work surface, deep cupboard and plumbing space for washing machine and tumble dryer. The Drawing room has a double aspect, bright room with a feature antique style woodburning stove, double casement doors to the dining room/family room with Bi-fold doors overlooking the rear garden and a further large window. Full wall of fitted shelved cupboards and wood flooring. From the kitchen is a glazed door leading to a study/TV room with stable door to outside.

Spacious first floor landing with roof light and airing cupboard housing hot water cylinder, hatch access to loft space which is boarded and doors to all principal rooms. Family bathroom fitted with a panelled bath, low level WC, wash hand basin with marble surround and cupboard below. Fully tiled walls and window overlooking the garden offering superb view to the countryside. Bedroom with window to the rear offering superb views over the countryside and fitted wardrobes with hanging rail and shelving. Principle double aspect bedroom with full wall of fitted wardrobes and door to ensuite bathroom with fully tiled walls, wash hand basin with cupboard below. Low level WC, bath and shower overhead.

Three further bedrooms, one with a window to the rear, one with a window to the side and further bedroom with a window to the front with a full wall of built-in wardrobes with hanging rail. The Shower room is fully tiled with a large shower with rainfall shower, low level WC, wash hand basin with cupboard below and heated towel rail. To the front of the property is a large gravel driveway with parking for several cars and flower bed within a brick wall. Log store and workshop with double wooden doors. Gate to both sides. To the rear of the property is a large paved patio ideal for table and chairs, outside lighting and a large level area of lawn with mature hedging to one side and raised borders to the other side. Steps up to further area of garden with mature trees and shrubs and a further area of lawn with childrens' climbing frame and mature trees and shrubs. At the end of the rear of the garden is a post and rail fence adjoining countryside.











## Location

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Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With access to The South Downs there are charming down land walks to the neighbouring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Church Lane provides direct foot access via a private lane onto The South Downs Way with extensive bridleways and footpaths.

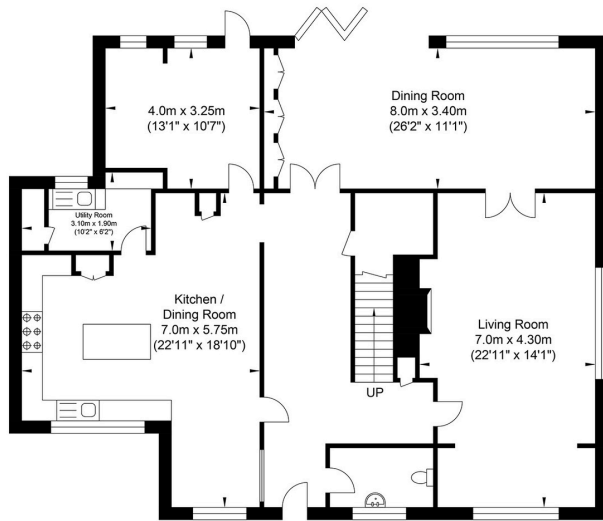
Dining out in Lewes is a pleasure, from the gastronomic delights on offer at The Lime Tree Kitchen and the Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's the local brew and take in some music in one of the many friendly pubs in the area. The new Depot cinema, close to the station is a major asset to the town.

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VII. South Downs College is located in Lewes, offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

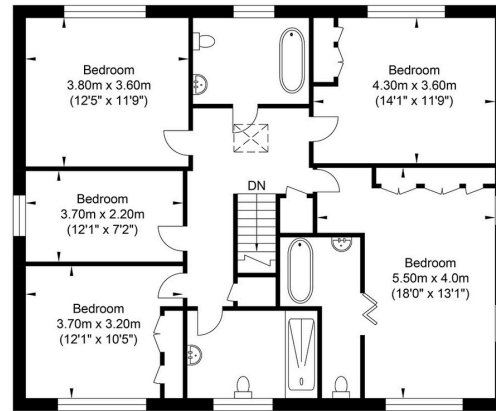




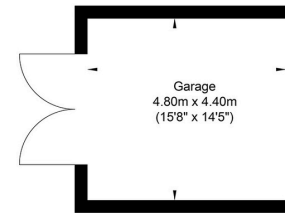
# Wellgreen Lane, Ringmer



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 = 264.73 sq m / 2849.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure - Freehold  
Council Tax Band - G



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