



4 Kingsfield Church Lane, Ripe, Lewes, BN8 6AT

ROWLAND
GORRINGE

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Guide Price £525,000

Description – Affording a fabulous lifestyle that, ideal for family living or those looking to downsize, is found in abundance at this considerably modernised and thoughtfully refurbished (2018) semi-detached cottage. Set in an expansive landscaped cottage garden to both front and rear, with immediate aspect over the surrounding farmland, along with views beyond to the adjoining countryside to both the front and rear elevations.

The well balanced accommodation that is light and bright throughout, is as charming as it is practical. This comprises a capacious sitting/dining room with feature fireplace with ornate copper hood/canopy, a southerly aspect, dual casement doors leading to the uPVC framed doubled glazed conservatory with immediate south facing aspect and access to the rear garden.

The kitchen has been refitted with a range of Howdens base and wall mounted cabinets offering ample storage and complimented by broad formica work surfaces at base level, inset one and a half bowl sink unit with tiled splash backs, wood strip effect flooring and built in appliances incorporating Lamona four ring conduction hob with dual ovens below. There is the benefit of a utility area with plumbing for a washing machine and downstairs shower room with WC. Leading from the reception hall with deep under stairs cupboard housing the electric consumer unit, is an easy rising stairwell to the first floor. There is presently a stairlift in situ that is to be removed shortly. The first floor comprises of a galleried landing providing access to each bedroom and the family shower room. With two light and spacious double bedrooms with immediate views of the rear garden and countryside beyond and a trap hatch to an extensive roof void in bedroom one. Bedroom three is presently presented as an office with aspect over the front garden and Church Lane. The shower room is tastefully fitted with a modern shower cubicle, hand wash basin with integrated cupboard below, low level WC and chromium plated

heated towel rail. The accommodation throughout is enhanced by oil fired central (Grant external combination boiler) modern uPVC double glazed external windows and doors and new carpets throughout the first floor. A viewing of which is unhesitatingly recommended by the Sole Selling agents, Rowland Gorrige.

A particular feature are the pretty 'Cottage' gardens to the front and rear of the property, with the front garden of open plan, laid to lawn with colourful herbaceous borders and off road parking for two vehicles. A side gate leads to the established rear garden, considered to be of a good size that is completely south facing broad sun terrace area, laid to, lawn with mature trees and cottage style planting to include shrubs, specimen trees and climbers, all enclosed by timber (picket style) & post and mesh fencing. Colour washed timber garden shed, banded oil tank in deep green.

Services:

Mains water, electricity and drainage. Oil fired central heating is provided by Grant external boiler unit that was commissioned in 2018 and has been regularly serviced thereafter.

Local Authority: Wealden District Council Tax Band E

Directions: <https://w3w.co///qualifier.native.copper>

Location:

Ripe village has its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys a thriving social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.









Reception Hall

Sitting/Dining Room

23'9" x 12'2" (7.24 x 3.73)

Kitchen

18'1" x 12'0" (5.51m x 3.66m)

Conservatory

19'4" x 8'10" (5.90 x 2.71)

Shower/Cloak Room (GF)

Bedroom 1

12'9" x 12'2" (3.91m x 3.72m)

Bedroom 2

12'0" x 10'4" (3.68 x 3.15)

Bedroom 3

8'6" x 7'10" (2.60 x 2.40)

Family Shower Room (FF)





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Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft

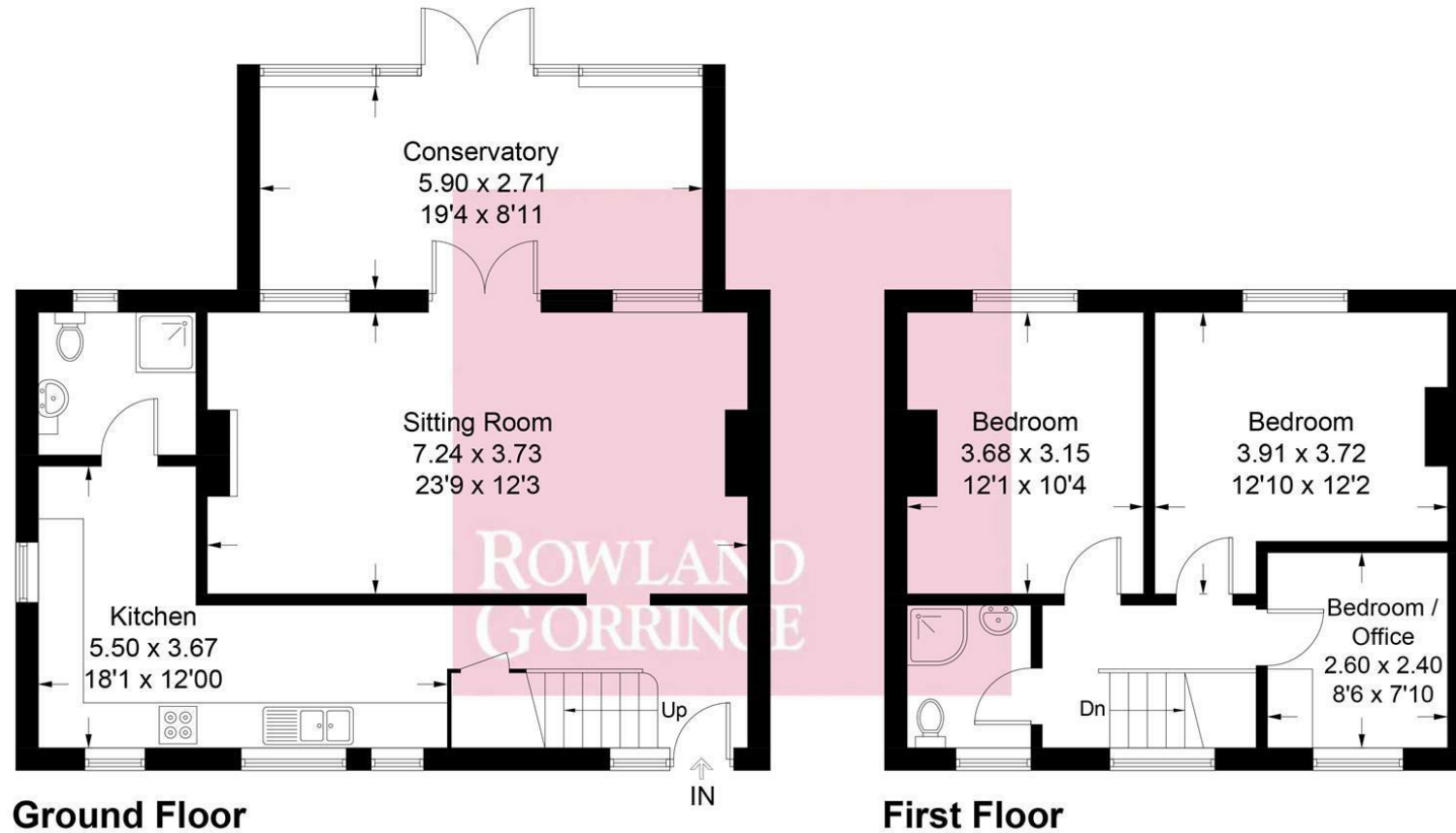


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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