



School House, Muddles Green, Chiddingly, Lewes, BN8 6HN

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Guide Price £950,000

Victorian splendour abounds at School House, found in the heart of Muddles Green. Constructed of traditional brick elevations, tile hung in red clay and all under a pitched slate tile roof.

This handsome family home affords capacious accommodation found over three floors, comprising of five bedrooms with three reception rooms. Ideally set within an established garden plot, with mature front and rear gardens that afford a high degree of privacy, in the ever popular Muddles Green (which forms part of the sought after Chiddingly village). An elegant Victorian property full of considerable charm and character that is synonymous of its era, these include, generous ceiling heights throughout the ground and first, original floorboards with feature fireplaces as found in the principle reception rooms. There is an integral garage with generous off-road parking for comfortably three vehicles, not including the garage.

Description - A pitched tiled entrance porch with double doors and multi glazed window panels leads to the reception hallway, displaying original stripped and treated oak flooring and deep under stairs storage cupboard beneath. Leading from the hallway is the study with feature fireplace alcove with dual south-westerly aspect. A comfortable family room connects from the reception hallway, it features a cast iron wood burning stove recessed into an open fireplace with wooden mantle and brick hearth, southerly aspect.

A light and bright kitchen/breakfast room is at the very heart of this thriving family home - open plan in design, with a central preparation area, hand built base cupboards/drawers beneath. A further range of floor mounted units with the sink inset, immediate aspect overlooking the garden with double doors providing access to the courtyard and rear garden beyond. The light and airy feel is enhanced further with two roof Velux windows as well as underfloor heating. Drop latch door to vast walk-in shelved pantry. Further door to inner lobby, this leads through to the sitting room which features double casement doors to the rear garden, dual aspect with a corner wood burning stove, set on a raised brick built hearth. Utility room with plumbing for washing machine, cloakroom and door leading into the integral garage.

The first floor is accessed via an easy rising staircase off the reception hall, where the master bedroom is at the southerly elevation of the house and features a dual aspect with en-suite shower and WC. A large family bathroom which features a free-standing copper bath tub, separate shower cubicle and WC, there is a further cloakroom just outside. Bedrooms 2, 3 and 4 are along the hallway with bedroom 4 having a walk-in cupboard, whilst the second features a large walk in dressing room/den. On the second floor is the fifth bedroom featuring two Velux windows along with a generous eaves storage.

Outside: Approached by a broad gravelled driveway, with a 5 bar entrance gate that leads to the garage with workshop at the rear. The front garden has an established lawn, with flower and shrub borders. The generous rear garden is a true feature, affording total privacy, adjoining open countryside with flower and shrub borders with established trees. The garden has a timber garden storage shed for machinery, whilst to the rear elevation is a wood store.

Situation - The property is located in a wonderful rural position, however within immediate walk is the local Primary School and Village Shop. Approximately 5 miles to the north is the market town of Heathfield which offers a range of shops and commercial facilities. Eastbourne, with an excellent range of amenities, sporting and cultural facilities, marina and good choice of schools is about 10 miles to the south on the coast. The thriving East Sussex county town of Lewes, is just under ten miles away. Lewes is ideally situated within the South Downs National Park., whilst affording an eclectic range of independent shops, the renowned Depot cinema, three major supermarkets, a comprehensive range of cafes and restaurants, and schooling for all ages.

The internationally renowned Glyndebourne Opera House is situated on the edge of Ringmer, about 7 miles distant. There is a wide choice of sporting amenities in the area including golf at The East Sussex National Course (at Little Horsted near Uckfield), and courses at Tunbridge Wells, Eastbourne and Piltdown. There is a wide choice of schools in the area with secondary schools at Heathfield and Hailsham, and a choice of preparatory schools including Skippers Hill at Five Ashes and St Andrews at Eastbourne with secondary private schools at the acclaimed Bede's preparatory at Upper Dicker is 4 miles away, with St Leonards Mayfield for Girls and Eastbourne College for Boys and Girls each easily accessible.

Services: Mains water, drainage and electricity are appointed to the property, Oil fired central heating is supplied by a Grant combination boiler with Mega-flow pressurised hot water cylinder supplemented by solar photovoltaics (PV) technology that directly converts sunlight into electricity and hot water, housed within the integral Garage.

Commuters can board and alight at the following National Rail Stations:- Benwick (5.8 miles), Glynde (8.2 miles) along with Lewes main line station (London Victoria).

Local authority: Wealden District Council - Tax band G

Tenure: Freehold, to be sold by private treaty with vacant possession.

Directions: <https://w3w.co///newsreel.loft.recover>









Reception Hall

Sitting Room

23'7" x 12'1" (7.20 x 3.70)

Study

15'3" x 12'1" (4.66 x 3.69)

Kitchen/Breakfast Room

20'9" x 11'9" (6.34 x 3.60)

Utility Room

Dining/Day Room

13'0" x 12'0" (3.98 x 3.66)

Pantry

Cloakroom (GF)

Entrance Porch

Bedroom 1 with Ensuite Shower

13'10" x 12'1" (4.23 x 3.69)

Bedroom 2

13'0" x 12'1" (3.97 x 3.69)

Bedroom 3

13'4" x 9'0" (4.08 x 2.75)

Bedroom 4

13'0" x 6'7" (3.98 x 2.02)

Family Bathroom

Cloakroom (FF)

Bedroom 5 (second floor)

24'8" x 9'3" (7.52 x 2.82)

Integral Garage

21'6" x 11'8" (6.56 x 3.56)

Workshop

11'8" x 6'9" (3.57 x 2.07)

Extensive Gardens





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Approximate Gross Internal Area (Including Garage / Reduced Headroom)
263.8 sq m / 2839 sq ft

 = Reduced headroom below 1.5 m / 5'0"

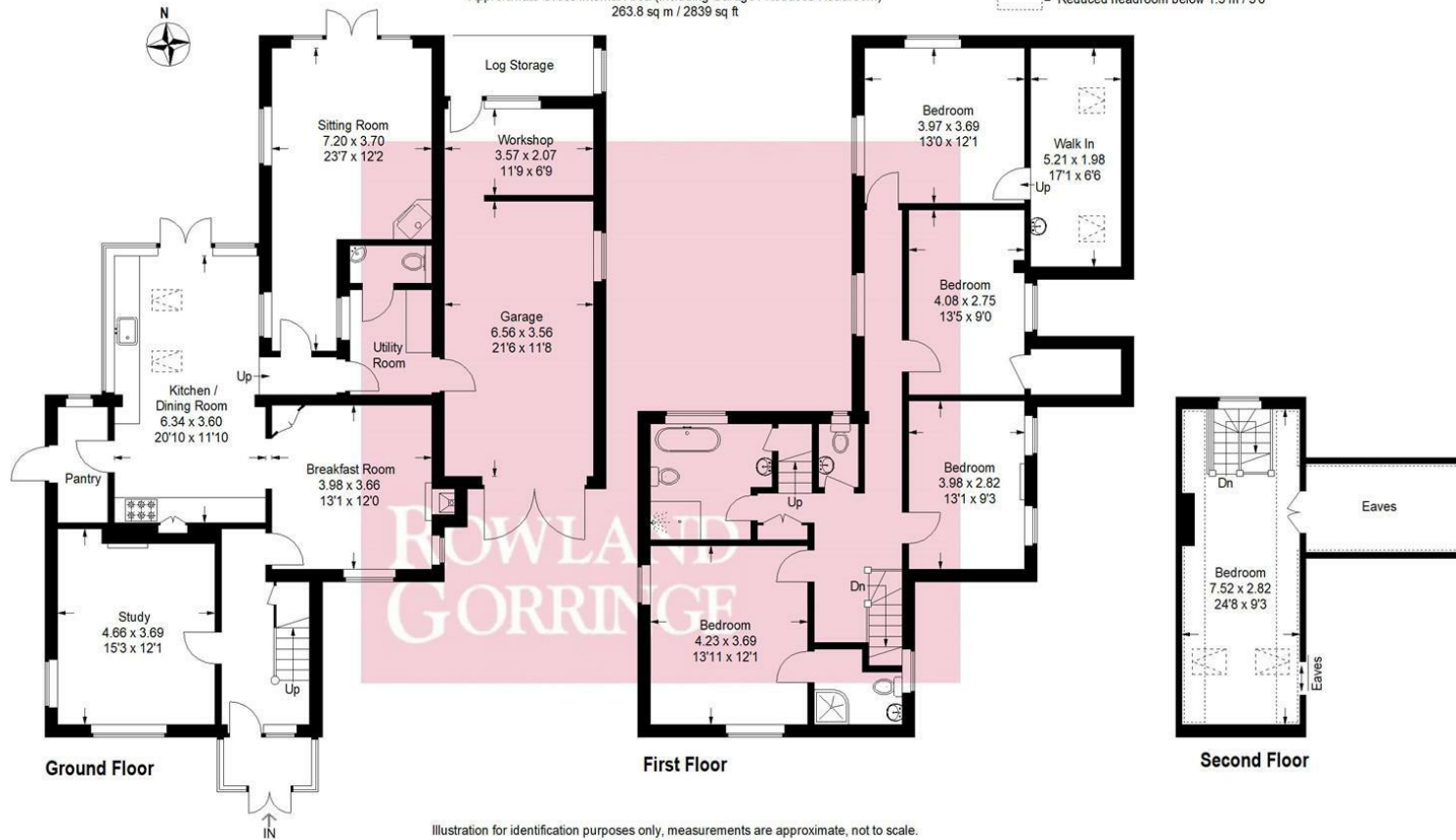


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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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