



The Orchards, Ringmer, Lewes, East Sussex, BN8 5FR
Asking Price £735,000

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The Property

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Positioned within the desirable Orchards development in Ringmer, just a short distance from the historic town of Lewes. Built circa 2020, this property spans an impressive 2,100 sq. ft., offering a blend of modern design, spacious living, and outstanding energy efficiency.

Upon entering, you are greeted by a large, welcoming entrance hall, complete with a convenient ground floor WC. The layout flows seamlessly into a generously proportioned living room, which enjoys views over the meticulously maintained rear garden, providing a perfect space for relaxation and entertaining. The heart of this home is undoubtedly the expansive kitchen diner, featuring a sleek, contemporary kitchen equipped with high quality fittings and ample storage. Adjacent to the kitchen is a separate utility room, offering practical space for laundry and additional storage as well as useful side access.

This versatile property boasts three well appointed double bedrooms. A significant advantage is the ground floor double bedroom, complete with its own en suite shower room, offering ideal accommodation for guests, multi generational living, or as a private home office. Upstairs are two further double bedrooms, both benefiting from picturesque views; one overlooks the front aspect, while the other enjoys the views across the open countryside to the rear.

The exterior of the property is equally impressive. A large, well maintained lawned garden provides perfect outdoor space, complemented by a spacious patio area, perfect for al fresco dining and enjoying the peaceful surroundings. A gate provides convenient access to the front, and a substantial shed offers excellent external storage. The garden's highlight is views across the stunning open countryside, creating a sense of peace and seclusion.

Further enhancing the appeal of this home are the practical amenities. Allocated parking is available to the front of the property, ensuring convenience for residents and visitors alike. A standout feature is the fitted solar panel system, complete with a battery storage unit, making this property exceptionally energy efficient and contributing to significantly reduced running costs (further details available on request). This modern home is offered for sale with vacant possession and no onward chain, facilitating a smooth and swift transaction for its new owners.

Located in Ringmer, a sought-after village in East Sussex, residents benefit from a strong community feel, local amenities, and excellent transport links to Lewes and beyond. This property truly offers a modern lifestyle in a beautiful, semi-rural setting, combining contemporary comforts with the charm of countryside living.

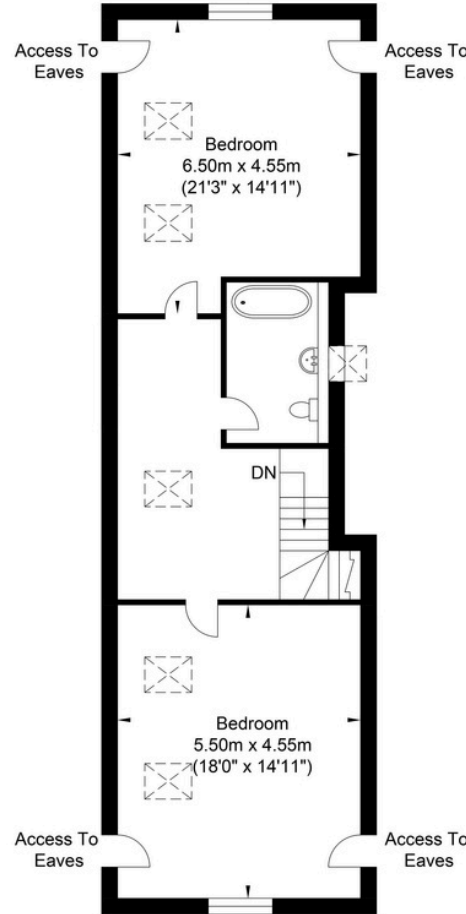
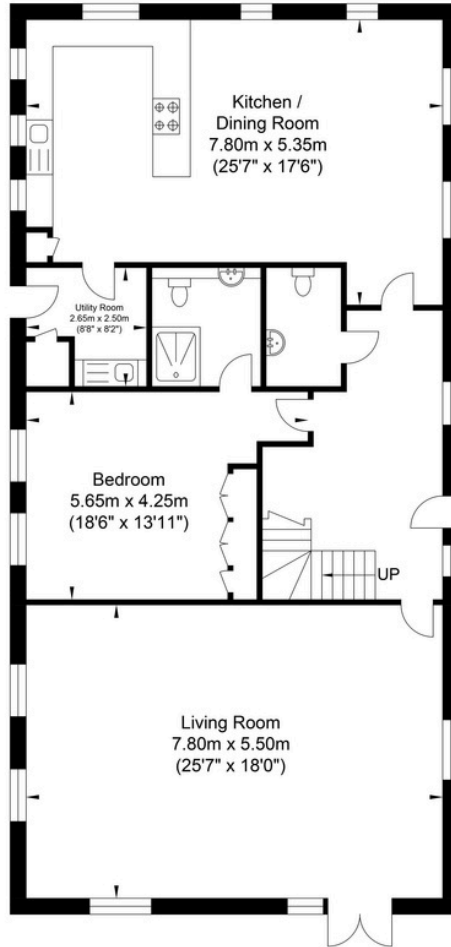
The Location

Ringmer has a doctors' surgery, pharmacy, library and two good schools for all ages. The parade of shops includes a butcher, baker, general store/post office plus fish and chip shop, The village also has two cafes, two pubs and a regular bus service to Lewes, Brighton and Eastbourne. Active sporting clubs include cricket, football, croquet, bowls and stoolball. The surrounding countryside is ideal for walking and a good cycle path runs into Lewes.

The surrounding area includes Glyndebourne opera house which is on the Ringmer parish boundary. East Sussex county town of Lewes is only a few minutes away by car and offers a selection of cafes, inns and restaurants plus a wide range of shops including Waitrose and Tesco. Lewes railway station has regular services to London Victoria. The town also has a small hospital with urgent treatment centre.



The Orchards, Ringmer



Ground Floor
Approximate Floor Area
1382.84 sq ft
(128.47 sq m)

First Floor
Approximate Floor Area
773.60 sq ft
(71.87 sq m)

Approximate Gross Internal Area = 200.34 sq m / 2156.44 sq ft

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

Material information

Tenure - Freehold

EPC - G

Council Tax Band - C



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