



Springett Cottages, Ringmer

**Lewes
Estates**

Lewes Estates is proud to offer for sale a beautifully presented 3-4 bedroom character cottage believed to date back to 1895. The property sits in the heart of the village of Ringmer, directly facing the village green and enjoying an uninterrupted view of the historic St. Mary the Virgin Church to the rear. This charming three-storey property blends traditional character with a flexible layout and strikes a balance between cosy cottage aesthetics and modern functionality and style.

Situated on the edge of the village green you have front-row access to village life and its amenities. Ringmer has a thriving centre with the village parade including a butcher, a bakery, a café, and a Morrisons Daily (which also houses the Post Office). There is a modern health centre, a pharmacy, a dentist and a veterinary practice. Local public houses are The Anchor Inn and The Green Man, plus The Cock Inn just on the outskirts, providing great community spaces and beer gardens.

Ringmer is a popular choice for families with a complete educational path. The village is also exceptionally active with clubs for cricket, football, bowls, croquet, stoolball, and also has a swimming pool. The village hall is a hive of activity, hosting everything from amateur dramatics and local history societies to yoga classes.

Ringmer is also well-connected to major hubs with the historic county town of Lewes just 3 miles down the road and only 5 minutes by car. There is a cycle path and also a frequent bus service. Lewes has a wide range of supermarkets (Waitrose, Tesco and Aldi), independent boutiques, and a mainline station. You can reach London Victoria in an hour and Brighton in 15 minutes. The world renowned Glyndebourne Opera House is also just a 10-minute drive away. Glynde station, which serves both Lewes and Brighton (as well as stations to the east of the county) is a 10-minute drive away.



This lovely property has been thoroughly renovated by the current owner to a high standard and is beautifully presented throughout.

You enter into an enclosed entrance porch with space for seating. UPVC double glazed windows offer an easterly aspect with views over the front garden. You proceed to the first reception room which features a hardwood floor and open fireplace with tiled surround, wooden mantle, and slate hearth.

The inner hallway has stairs ascending to the first floor and an opening to the kitchen/breakfast room at the rear. There is a range of fitted undercounter cupboards and drawers, a natural slate floor with underfloor heating, quartz worktops, butlers sink, free standing Range master cooker with extractor over, integrated slimline dishwasher and space for a fridge/freezer. There is glazed door to the bespoke understairs wine store and a door provides access to the rear courtyard garden.

Upstairs the first floor landing has an additional staircase to the second floor and a spacious cupboard with space and plumbing for a washing machine. The large front aspect room has a bay window, hardwood floor, and a cast iron fireplace with wooden surround. Currently used as a sitting room or can provide a spacious fourth bedroom option.



Also on the first floor is a single bedroom currently used as a study and the family bathroom. Both offer a rear aspect. The bathroom has a fitted suite comprising of a panelled bath and mixer taps, low level WC, wash hand basin vanity unit and corner shower.

Proceeding to the second floor there is a double bedroom with some restricted head height and window with a beautiful view of the village green. This bedroom has bespoke fitted wardrobes. The rear aspect bedroom has space for seating and also an en-suite. The spacious shower room has a hardwood floor, walk-in shower, low level WC, wash hand basin over vanity and heated towel rail.

Externally, the enclosed front garden has a lawn, paved footpath and many mature shrubs. The rear courtyard garden has a brick patio, wooden panel fence and brick wall. There is a gate to the rear providing access. To note: A right of way exists around the front and rear of the properties in the terrace.

Internal viewing is highly recommended. Please contact our office today by phone or email to arrange your appointment.



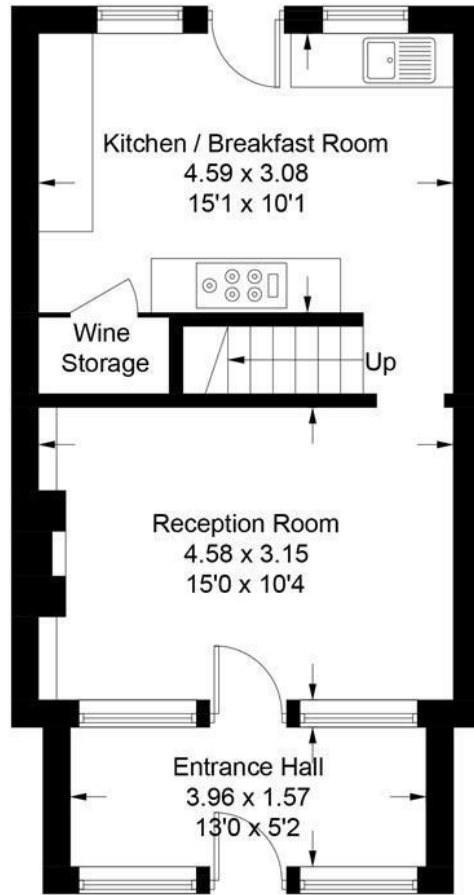


- 3-4 Bedroom Character Cottage in Heart of Ringmer Village
- Easy Walking Distance to Amenities & Close Bus Route to County Town
- Flexible Accommodation over Three Floors
- 1-2 Reception Rooms
- Spacious Kitchen/Breakfast Room with Garden Access
- Views over Village Green and Churchyard
- Family Bathroom and Ensuite
- Beautifully Presented Throughout

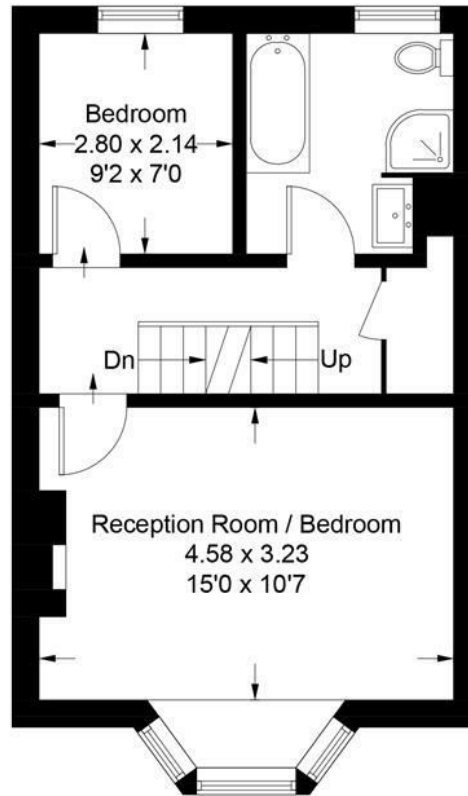
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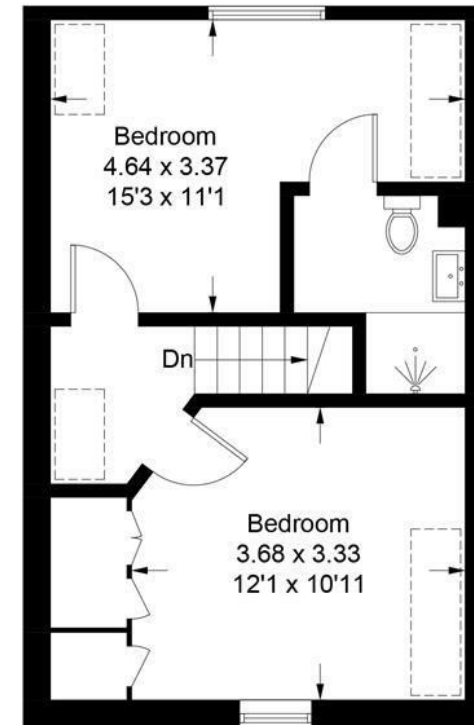
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289882)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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