



Swanborough, East Sussex, BN7 3PQ

Price: £750,000

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Three bedroom semi-rural house in a tranquil East Sussex hamlet offers spacious open plan living, a large kitchen, and stunning Downland views with adjoining farmland. Enjoy extensive gardens and a peaceful lifestyle close to Lewes.

The Property

Located in a quiet hamlet just outside Lewes, this spacious three bedroom semi-rural house in Swanborough provides a peaceful country lifestyle with convenient access to town amenities. This property combines spacious interiors with natural surroundings, making it an ideal family home.

A large entrance porch leads into the entrance hall which has a cloaks cupboard under the stairs. The ground floor features open-plan accommodation as double doors lead into the reception room/dining room with engineered Oak flooring throughout. The large kitchen has a range of shaker style units with a wooden worksurface with enamel 1 1/2 bowl sink unit. There is an inset Cookmaster range cooker, ample storage cupboards and an integrated dishwasher. To the front is an ideal study area with large window overlooking the front garden with good Downland Views and a woodburning stove. The layout connects various zones, allowing for comfortable relaxation and gatherings. Natural light enhances the sense of space throughout these areas.

There is a separate useful utility room with access to the garden, a range of storage base units and space and plumbing for a washing machine and tumble dryer and a downstairs cloakroom. The lounge is a bright double aspect room with central woodburning stove and a window to the front with french doors leading to the garden.

On the first floor is a large landing with hatch access to the loft space, ideal for storage. The landing has a large mirror front wardrobe and further linen cupboard. The main bedroom is vaulted and has feature windows to both the front and rear. From the rear window there are views across the farmland towards Kingston Windmill. The other two bedrooms are both good doubles.

The bathroom is exceptionally spacious with a panelled bath, pedestal wash hand basin, Low Level WC and a separate shower cubicle. Views across the fields can be enjoyed from here too.

The exterior of this property is notable. The rear garden directly adjoins open farmland, providing rural outlooks and privacy. The garden is arranged as lawn beyond a brick retaining wall, shrub borders and a paved area ideal for table and chairs next to the farmland. To the front is an area of lawn, bike store and then across the lane is a parking space and a gate leads into a substantial lawned area with a wooded area with Log seating set with a pergola and mature trees. Timber garden shed.

Swanborough offers the benefits of a semi-rural setting with easy access to Lewes or a public footpath across the fields to Kingston or indeed up onto the Downs at the end of the lane ideal for walks.

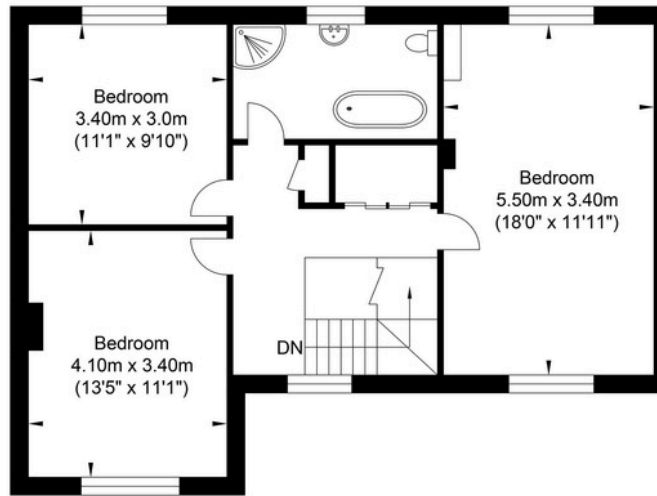
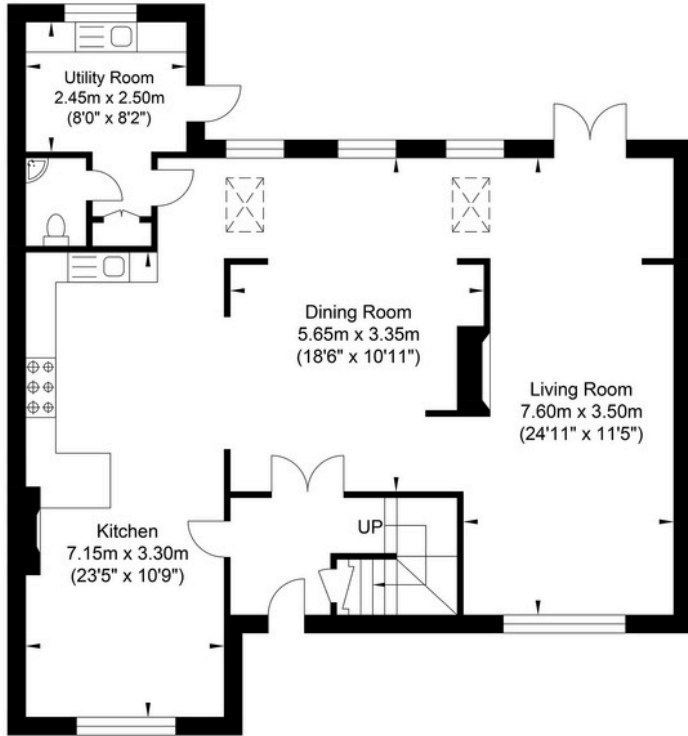
The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 12th 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 neighboring 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.



Swanborough Drove, Swanborough



Ground Floor
Approximate Floor Area
1006.85 sq ft
(93.54 sq m)

First Floor
Approximate Floor Area
712.89 sq ft
(66.23 sq m)

Approximate Gross Internal Area = 159.77 sq m / 1719.75 sq ft

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



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Council Tax Band - D



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