



**Roman Way, Kingston Ridge, Kingston, Lewes, East Sussex, BN7 3JX**

**£1,350,000**







## The Property

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Located in the highly sought after Kingston Ridge area of the village, this exceptional six-bedroom detached house presents a rare opportunity to acquire a substantial family home, complete with a versatile self contained annex with some of the most impressive views available in the area.

Upon entering, you are greeted by a welcoming entrance lobby that sets the tone for the spacious interiors. The ground floor features a dedicated boot room and utility area, ideal for keeping family life organised. The heart of this home is undoubtedly the impressive open plan kitchen, living, and dining area. This magnificent space boasts elegant engineered oak flooring throughout and is bathed in natural light, thanks to the expansive trifold doors that open directly onto the garden. The kitchen is fitted with contemporary shaker units that combine style with functionality, providing ample storage and preparation space. The living space opens effortlessly on to the raised deck which offers some of the most far reaching and impressive views available in the area, a truly stunning outlook.

The property's thoughtful layout includes a split-level design, adding character and distinct zones to the living areas. An additional room on the ground floor offers flexibility, serving perfectly as an office or a further bedroom, catering to multi generational living or guest accommodation needs.

Ascending to the upper levels, the principal suite is a true sanctuary, offering breathtaking countryside views and the added comfort of air conditioning. The family bathroom is luxuriously appointed with 'his and hers' sinks, reflecting a high standard of finish. A further three well proportioned bedrooms on this level provides comfortable accommodation for family life as well as guests.

One of the standout features of this property is the separate annex, offering incredible versatility. This self contained unit comprises a comfortable lounge, a fully equipped kitchen, a spacious bedroom, and a private en-suite bathroom. It is perfect for extended family or as a potential income stream.



Externally, the property continues to impress. An impressive deck balcony extends from the main house, providing an elevated vantage point to enjoy the panoramic views of the surrounding countryside. The private garden is a true oasis, bordered by an old brick wall that ensures high privacy and seclusion. It features a luxurious hot tub, perfect for relaxation, a charming pond, a practical greenhouse for keen gardeners, and a dedicated vegetable area, allowing for a sustainable lifestyle. This meticulously maintained garden offers ample space for outdoor entertaining, children's play, or simply unwinding amidst nature.

Located in Kingston Ridge, Lewes, the property benefits from excellent local amenities, reputable schools, and convenient transport links, all while enjoying the peace and tranquility of its semi-rural setting. This substantial family home offers an unparalleled blend of space, luxury, and versatility, making it an ideal choice for discerning buyers seeking a premium lifestyle in a desirable Sussex location. Viewing is highly recommended to fully appreciate the quality and scope of this magnificent residence.









## The Location

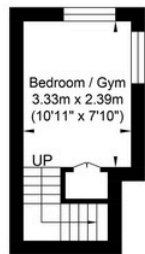
Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities including well maintained tennis courts, two village greens, along with a 13th century church, pre-school and junior school. The 15th century village pub, The Juggs provides a good focal point for the village and offers good food and has a large garden. With access to The South Downs there are charming down land walks to the neighbouring 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 just a couple of miles away, offering a wide range of local shops and independent boutiques. Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VII. South Downs College is located in Lewes, offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

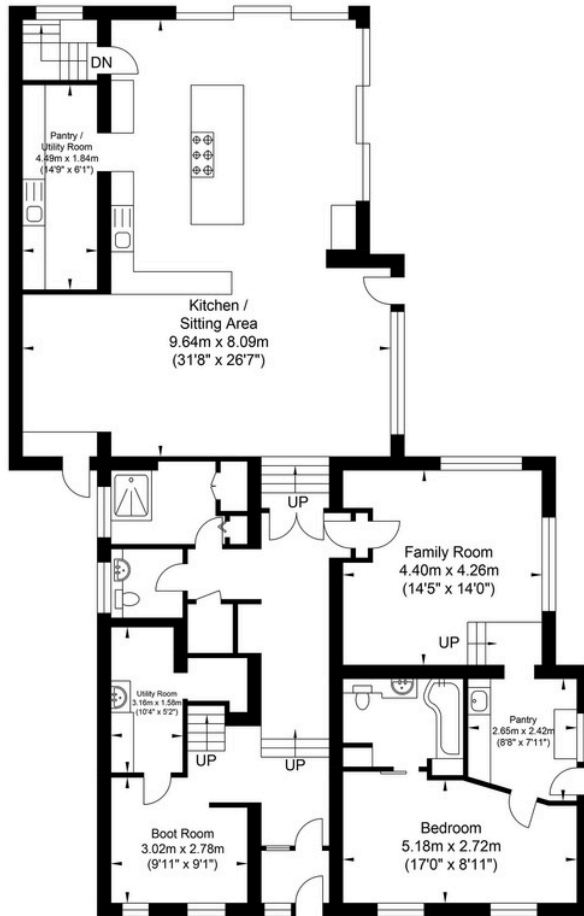




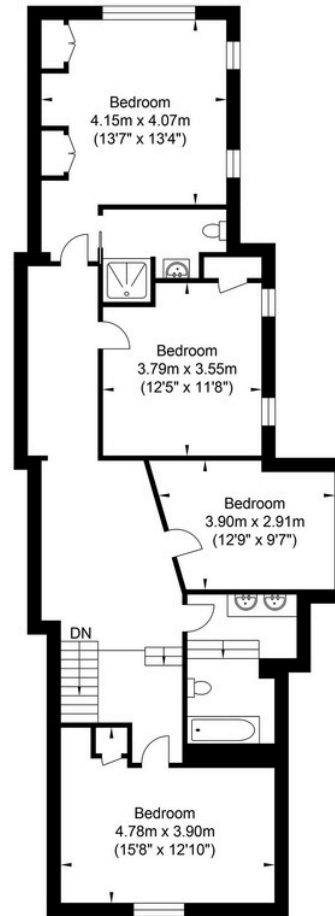
# Kingston Ridge, Lewes



Lower Ground Floor  
Approximate Floor Area  
116.03 sq ft  
(10.78 sq m)



Ground Floor  
Approximate Floor Area  
1846.11 sq ft  
(171.51 sq m)



First Floor  
Approximate Floor Area  
911.81 sq ft  
(84.71 sq m)

Approximate Gross Internal Area = 267.0 sq m / 2873.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material information  
Tenure - Freehold  
Council Tax Band - G  
EPC - B



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