






## MAPLE HOUSE

Ringmer, East Sussex, BN8 5AD



## A MAGNIFICENT COUNTRY HOUSE WITH STUNNING RURAL VIEWS

The property enjoys far-reaching views towards the South Downs as well as beautiful gardens and a detached triple bay open garage with a one bedroom studio apartment above.

   EPC  
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Local Authority: Lewes District Council

Council Tax band: H

Tenure: Freehold

Ringmer 2.3 miles. Uckfield 6.3 miles (London Bridge from 80 minutes). Lewes 5.4 miles (London Victoria from 69 minutes/London Bridge from 72 minutes).

Brighton 14.6 miles. Eastbourne 17 miles. Tunbridge Wells 21 miles. London 62 miles. (All times and distances approximate)

**Services: Mains water and electricity. Oil-fired heating. Private drainage.**



## A PERFECT BLEND OF MODERN AND CHARACTER FEATURES

The property is a magnificent detached country property set in a magical setting with stunning views over the surrounding countryside towards the South Downs. This interesting house was constructed in 2015 yet is full of character with a water reed thatched roof and, internally, a wealth of exposed beams and inglenook fireplace. The substantial family accommodations (in excess of 4,900 sq ft) has been finished to a high standard and includes limestone flooring in the kitchen/utility areas, engineered oak flooring in the principal reception rooms, underfloor heating and high quality kitchen and bathroom fittings.

The spacious entrance hall gives access to the principal reception rooms which include a double aspect family room, dining room with attached servery and a study. The attractive drawing room is double aspect with an impressive inglenook fireplace. The fantastic triple aspect kitchen/breakfast room is a real feature and includes hand built fitted units with marble worktops, Butler's sink, Quooker hot boil tap, central island with integrated ovens and hob, larder cupboards and double doors opening out to the rear terrace and gardens. There is also a useful ground floor cloakroom, utility room and boot room with a door to the rear.





## SPACIOUS ACCOMMODATION AND A STUDIO APARTMENT

On the first floor, the principal bedroom has a vaulted ceiling with exposed timbers as well as a dressing room and beautifully appointed en suite bathroom with a slipper bath, walk-in shower and marble floor. There are five further bedrooms (two of which have en suite bath/shower rooms) and a family bathroom. Outside, the house is approached via a gated entrance over a private gravel driveway leading to the detached triple open bay garage, parking area and house. Above the garage there is a one bedroom studio apartment which provides an open plan lounge/kitchen/dining room, bedroom and en suite bathroom. The beautifully presented gardens and grounds surround the house and are laid to lawn with a multitude of mature trees and shrubs. To the rear of the house there is a large paved terrace leading on to the lawned gardens. There is a further area of lawned garden to the side of the garage, enclosed by a tall hedge and fence, and in all the property extends to 0.8 of an acre.





## FANTASTIC RURAL POSITION, YET CLOSE TO AMENITIES

The property is located in a wonderful rural position, yet within close proximity to local amenities. Ringmer and Chiddingly villages offer a good range of facilities for everyday needs including public houses, nursery and primary schools, and a church in Chiddingly. Further facilities are available at the larger towns of Uckfield and Heathfield, and the historic county town of Lewes provides a comprehensive range of individual shops, monthly farmers' market, pubs, restaurants and mainline station to London. Uckfield also provides a mainline train service to London. The larger coastal centres of Eastbourne and Brighton are also easily accessible. Road communications are very good with the A22 providing access to the A23/M23, national motorway network, Gatwick and Heathrow airports. This part of Sussex benefits from a number of established preparatory and public schools including Bede's at Upper Dicker, St Andrews at Eastbourne, Eastbourne College, Brighton College, Lewes Old Grammar, Hurstpierpoint College, Ardingly College and Mayfield School. The surrounding countryside provides delightful walking and riding, particularly on the South Downs. There is golf at the East Sussex National, Piltdown, Lewes and Dewlands Manor (Rotherfield); racing at Plumpton, Lingfield and Brighton; sailing and water sports at Eastbourne, Newhaven and other south coast centres.





## Maple House, Ringmer, East Sussex

Approximate Gross Internal Area Of House = 459.5 sq m / 4946 sq ft

Studio = 40.4 sq m / 435 sq ft

Garage / Carport = 62.5 sq m / 673 sq ft

Total = 562.4 sq m / 6054 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID968250)

We would be delighted  
to tell you more.

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