



Ranscombe Lane, Glynde

**Lewes
Estates**

We are pleased to present an extensively refurbished, detached four bedroom environmentally efficient property set in the heart of the South Downs. With approximately 2815sft of internal space set in an approximately 3 acre plot with stunning views, this unique property is a must see.

Conveniently located close to the highly sought after village of Glynde where private residential properties rarely become available just 3 miles from the historic county town of Lewes. Glynde is a delightful village in a charming countryside. Local amenities include a village shop, post office, tearoom and forge as well as numerous historical attractions including Glyndebourne Opera House, the Elizabethan Glynde Place and the historic Firle Place.

Transport links include a mainline railway station (London Victoria and London Bridge approx. 80 minutes). As well as close proximity to Lewes, the city of Brighton 11 miles west, and Eastbourne 14 miles east. The A27 offers access to the national motorway network, with Gatwick Airport approx. 55 minutes by car to the north.

Nearby Lewes offers an abundance of amenities with an excellent array of independent shops, three supermarkets (Tesco, Waitrose and Aldi), the independent Depot Cinema, and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are also multiple highly regarded primary schools, Priory Secondary and Sussex Downs College.



Built in 1906, this Edwardian property and the surrounding land was adapted and refined for use as the 'Viscountess Wolseley's College for Lady Gardeners', however the site itself is recorded from as early as 1697 as being "the best field for barley in the parish" and from which it takes its name.

Approached via an automated five bar gate, a sweeping driveway leads to either the main residence and two storey garage, or to the detached studio and workshops beyond.

Ragged Lands offers an ecologically efficient home with all the prerequisites and luxuries of modern living. The majority of the 2573sqft of living space is oriented towards magnificent views of Firle Beacon. Numerous picture windows function to perfectly frame the glorious garden and countryside views from many different aspects and allow natural light to flood the internal space.

On the ground floor the accommodation briefly comprises of a spacious hallway with stairs ascending to the first floor and doors to the ground floor study, sitting room, large utility and separate WC.

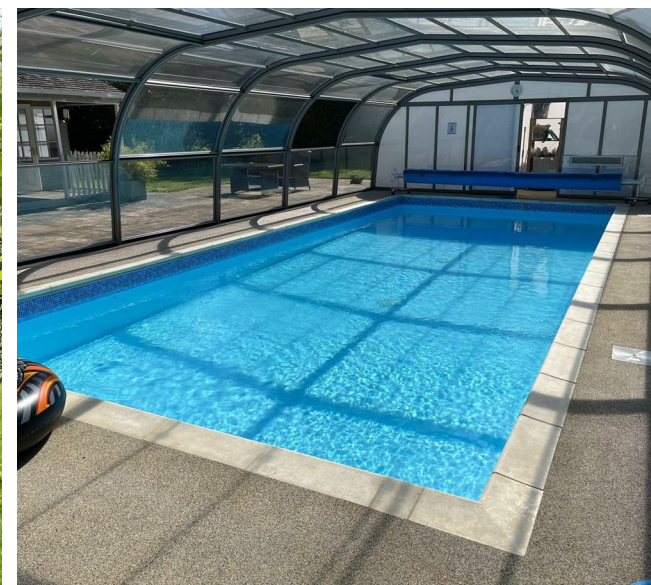
At the heart of the home, a beautiful handcrafted 23ft kitchen is accessed from the utility or dining room and has double doors onto the rear patio. The 19ft sitting room provides an impressive living space which opens out onto a beautiful terrace



overlooking the grassy banks which lead down through the gardens. On the first floor there is a library, three double bedrooms (bedroom two having previously been two separate rooms and could be easily returned to this if needed). The opulent master bedroom suite currently comprises of a dressing room, home office and a luxury en-suite bathroom. The home office could also be easily made into an additional bedroom if required.

Energy efficient features include: solar panels and photovoltaic tubes; triple glazing throughout; underfloor heating; extensive floor, wall and loft insulation; sun tubes and skylights which reduce the need for artificial lighting and maximise access to natural light; flat panel radiators; low energy LED lighting; solar powered water heating; highly efficient LPG heating and an air source heat pump to heat the swimming pool.

The gardens are a magnificent feature at Ragged Lands, originally influenced by Italian horticultural conventions where the terracing still remains taking full advantage of the gardens predominantly Southerly aspect and views to the South Downs, including the prominent Firle Beacon. The gardens of approx. 3 acres incorporate a huge variety of established trees and plants with areas for games and leisure as well as more practical items such as a fruit cage and vegetable bed.



draft

The current owners rent an adjoining meadow owned by the Glynde Estate on an annually renewable licence agreement, the Estate maintaining a right of way to the meadow across the property grounds.

There is also a contemporary detached studio of approx. 369sqft, incorporating eco-friendly design principles, notably solar panels that generates electrical power which is fed directly to the national grid. At the western end of the driveway stands a large workshop with power supply and log burner and a further single garage. At the eastern end of the driveway is a double garage with upper level suitable for office space or storage and an undercroft currently previously used as a log store and with purpose-built brick caves for wine bottles.

Towards the bottom of the garden is a magnificent 35ft swimming pool, contained within a see-through enclosure and heated with an air source heat pump. A lovely summerhouse with power and water supply stands beside the paved terrace bordering the pool, making it an ideal area for barbeques and pool parties.

Viewing is highly recommended to fully appreciate all that this magnificent property and its grounds has to offer. Please contact our office today by phone or email to arrange your appointment.



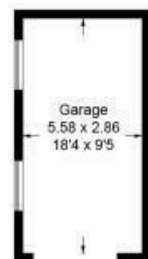


First Floor

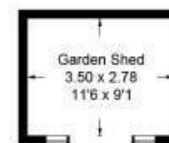
□ = Reduced headroom below 1.5m / 5'0"



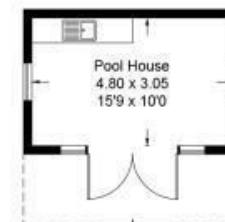
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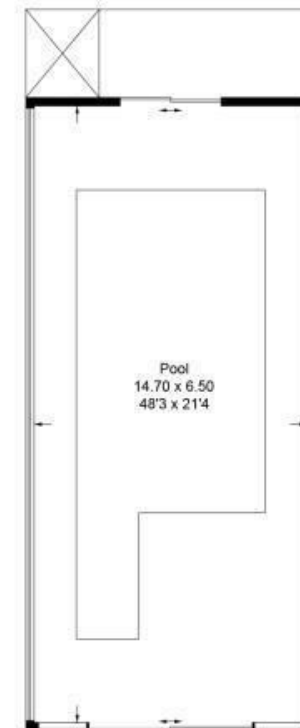
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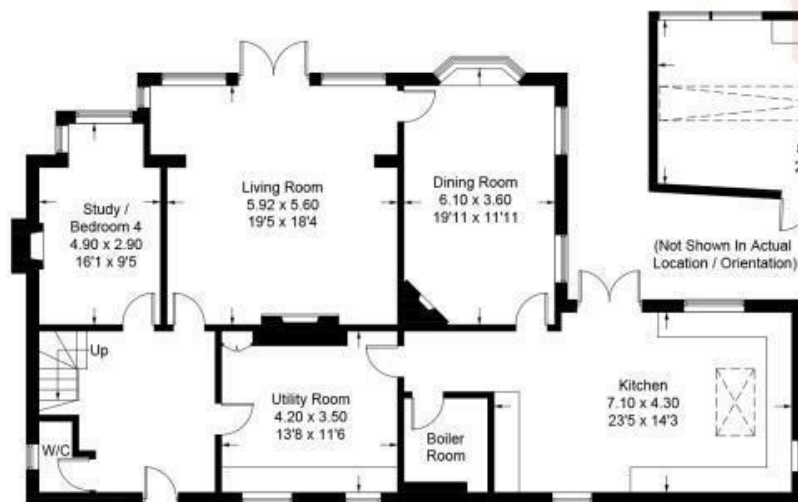
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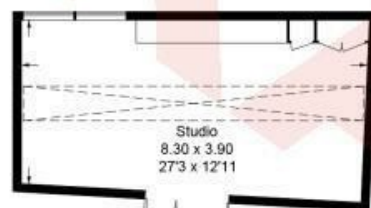
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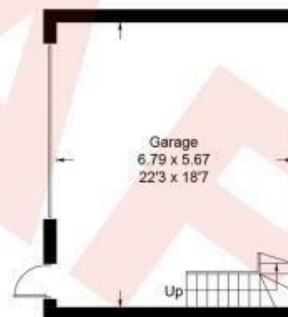
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Ground Floor

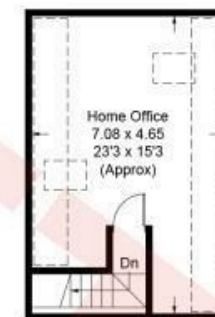


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Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

Approximate Gross Internal Area = 261.5 sq m / 2815 sq ft
Outbuildings = 257.4 sq m / 2771 sq ft
(Including Garages)

Total = 218.9 sq m / 5586 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143582)



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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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