



Grooms Cottage, BN7

£650,000

ASTON
VAUGHAN

INTRODUCING

Grooms Cottage, BN7

3 Bedrooms | 1 Bathroom | Beautiful Scenic Location

A charming three-bedroom character cottage situated in an exceptional rural position on the South Downs, within the historic grounds of the former Lewes Racecourse. Enjoying a peaceful elevated setting with far-reaching countryside views and direct access to bridleways, footpaths and cycle routes, the property offers the best of country living while being just a short distance from Lewes High Street and the mainline railway station.

Set within the former Lewes Racecourse, an iconic location with origins dating back to the 1700s, the property is surrounded by the beautiful landscape of the South Downs National Park. Although the final race took place in 1964, the area retains its unique history and character, providing a tranquil setting ideal for walkers, cyclists and those who enjoy the outdoors.

Converted approximately two years ago, the property has been thoughtfully designed to retain its individual character, with features including exposed pipework, exposed beams and brickwork, rubber flooring and cork tiling.





The light and flexible accommodation is arranged over two floors and comprises a sitting room opening into a study area, a spacious kitchen/dining room and a family bathroom on the ground floor. Upstairs are three well-proportioned bedrooms, offering versatile accommodation for families, guests or those working from home.

The property is approached via a long driveway across the South Downs, leading to a gated entrance. To the front is a parking area and a courtyard garden enjoying spectacular countryside views. The property also offers potential for further extension, subject to the necessary planning consents.











Ameneties

Local:
Lewes is a picturesque and historic market town surrounded by the South Downs National Park. It is known for its rich heritage, culture, and a thriving food and art scene.

Towns:
Lewes (2 miles),
Brighton (9 miles)
Haywards Heath (12 miles)
Eastbourne (18 miles)

Transport:
Nearest stations are Lewes and Cocksbridge (3 miles) with links to London in 1.15 hours. A27 with links to Brighton and Eastbourne.

Schools:
Lewes Old Grammar School
Eastbourne College
Burgess Hill Girls

Leisure:
Lewes Farmers Market, Lewes Depot Cinema, Glyndebourne Opera House, The South Downs National Park, Lewes Castle, Lewes Swimming pool
East Sussex National Golf Club

Directions:
From Lewes High Street head in a westerly direction turning into Western Road, then bear right at the fork signposted Haywards heath and East Grinstead. Follow this for a short distance until reaching the T junction, turn right signposted towards Chailey. Follow this road for a short distance passing the Victoria Hospital on your left, then at the top of the hill take a left into a private road. Follow this driveway out onto the South Downs sweeping round to your left then it will rise with The Old Racecourse in front of you. Bare right

