



£395,000 freehold

43 Shepherds Way, Ringmer, East Sussex, BN8 5QJ

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Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom family home situated in the heart of Ringmer village, within walking distance of the shops and local amenities.

This super property has undergone many new improvements to boast spacious, bright accommodation with a wonderful dual aspect sitting room and modernised, extended dual-aspect kitchen/dining room. This has been thoughtfully and tastefully designed for flexible everyday family life.

On the first floor are three double bedrooms and a modern fitted family bathroom boasting a separate shower unit.

Outside, the property boasts a well-maintained garden with areas of paved patio and lawn as well as a brick-built storeroom. Parking is on street.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Composite front door, stairs to first floor, with doors to principal rooms

SITTING ROOM- A good size room with double glazed windows to the front and rear, filling the room with natural light and overlooking the front and rear gardens

KITCHEN/DINING ROOM- A wonderful space, measuring an impressive 16'5ft x 16'4ft, with an expansive front aspect double glazed window and space for large family dining table. This open space comprises a modern fitted kitchen with a comprehensive range of Shaker style wall and base units with contrasting white work surfaces, Butler sink with adjacent swan neck mixer tap with generous rear aspect window above overlooking the rear garden and flooding the room with natural light. Four ring gas hob with chimney style cooker hood above and integrated double oven below, integrated wine fridge, dishwasher and washing machine with space for fridge freezer. A convenient breakfast bar has also been cleverly incorporated for everyday use. A door to the rear allows direct access to the rear garden.

FIRST FLOOR LANDING- Generous space with rear aspect double glazed window and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed window, built-in cupboard

BEDROOM- A good size double room with front aspect double glazed window and built in wardrobe

BEDROOM- A double room with rear aspect double glazed window, overlooking the rear garden

BATHROOM- Fitted with a modern white suite comprising a free standing bath, hand wash basin with set in vanity unit, wc, walk in shower with glass screen and tiled surround, chrome heated towel rail, semi tiled surround and obscured windows





Outside...

FRONT GARDEN- Enclosed by picket fencing, path to front door, flanked with areas of lawn and well maintained trees and flowers

REAR GARDEN- A deceptively generous garden to a Westerly aspect, with an area of paved patio at the rear of the property, ideal for entertaining and alfresco dining; this leads to a larger area laid to lawn, bordered with hedges and trees to create a good degree of privacy. A brick built store is useful for further storage or with opportunities as a home office, stpp. A wonderful, peaceful space that the whole family can enjoy

PARKING- On street



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Shepherds Way is a street in the heart of the popular village of Ringmer and enjoys easy level access to the village centre with its parade of local shops, Doctors Surgery and Pharmacy.

Ringmer- A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather



Tenure - Freehold

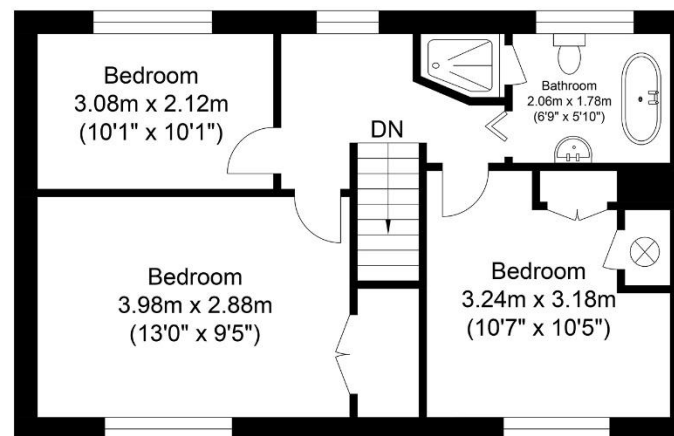
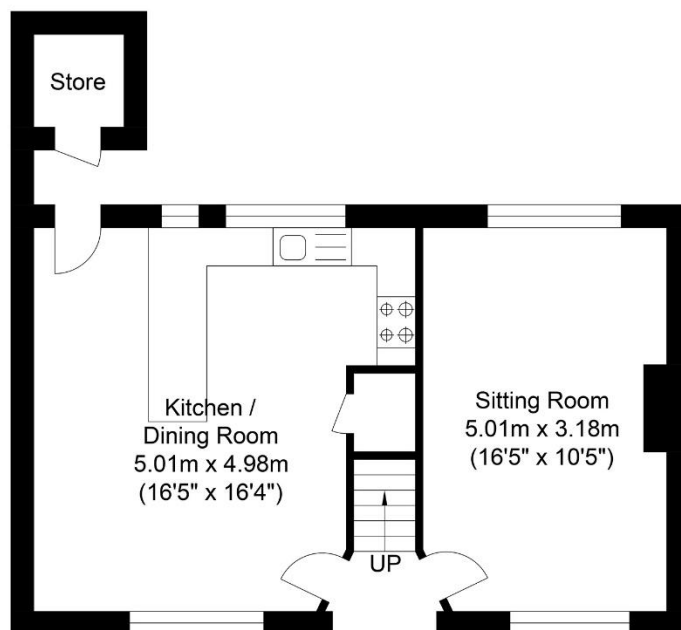
Gas central Heating

Double Glazing.

EPC Rating - TBC

Council Tax Band - C

Viewing recommended



Ground Floor
Approximate Floor Area
445.41 sq ft
(41.38 sq m)

First Floor
Approximate Floor Area
445.41 sq ft
(41.38 sq m)

Approximate Gross Internal Area = 82.76 sq m / 890.82 sq ft

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

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