£425,000-£450,000 guide price

30 Oakmede Way, Ringmer, East Sussex, BN8 5JL

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Overview...

A great opportunity to purchase this beautifully presented and extended 4 bedroom family home situated in a quiet close within walking distance of the village and local primary school.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style including a wonderful kitchen/dining room extension with double doors to the rear opening into the rear garden.

There is a spacious entrance hall with study area/bedroom, generous front aspect sitting room and ground floor bathroom with separate cloakroom. On the first floor are three good size double bedrooms, with the principal bedroom boasting an en suite and doors to a rear Juliet balcony.

Outside, the property is surrounded boasts a generous, landscaped garden and driveway with ample off street parking.

VIEWING RECOMMENDED

The property…

PORCH- A enclosed porch with front and side windows, with engineered wood flooring and ample coats and shoes storage

ENTRANCE HALL- Door with stairs to firsts floor and doors to principal rooms

STUDY/BEDROOM- A single room with front aspect window overlooking the front of the property

SITTING ROOM- A good size room with expansive double-glazed window to the front, feature fireplace with detailed wooden surround and cast iron log burner

KITCHEN/DINING ROOM- This abundantly, light and airy space is the true centrepiece of the house, boasting an impressive 27'5ft x 16'5ft, with bifold doors to the rear, fully opening out to the rear garden, it provide a seamless transition between inside and outside. Fitted with a modern kitchen comprising of shaker style base units with contrasting granite effect work surfaces, 4 ring gas hob with chimney style cooker hood above. Double stainless steel sink with mixer tap above, integrated eye level double ovens, dishwasher. Further storage surrounds a space for an American style fridge freezer. Door to-

CLOAKROOM/W.C.- White low level W.C., wash hand basin.

BATHROOM- White suite comprising a panel enclosed bath with tiled surround and glass screen, hand wash basin with set in vanity unit and low-level wc

FIRST FLOOR LANDING- Doors to principal rooms

BEDROOM- A super double bedroom with rear aspect windows and double doors open to Juliet balcony with pretty views over the village, fitted wardrobes with sliding doors, revealing-

EN SUITE- Walk-in shower with tiled surround and flooring, His and Hers sinks, wc with concealed system and obscured windows

Property and Outside…

BEDROOM- A great double room with front aspect double glazed window with far-reaching views over the South Downs

BEDROOM- A good size double room with front aspect double glazed window and pretty views over the Sussex countryside

OUTSIDE

FRONT OF PROPERTY- A block paved driveway providing off street parking for multiple vehicles, with space for pretty potted plants

REAR GARDEN- A deceptively generous garden with area of paved patio at the rear off the property, ideal for alfresco dining and entertaining, with path to side of property, providing direct side gated access. An area of laid to lawn is beyond with paved slabs in the centre, all encompassed by gravel. This leads to a wooden constructed pagoda at the rear, all fence enclosed.

Location…

Oakmede Way is a peaceful cul-de-sac of similar properties built at a similar time 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

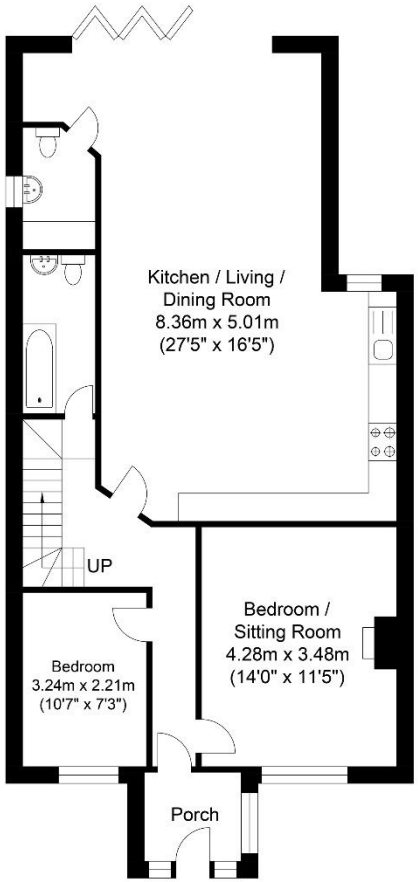
Tenure – Freehold

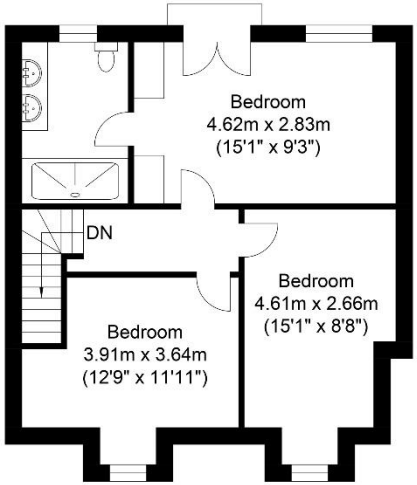
Gas central Heating

Double Glazing.

EPC Rating – C

Council Tax Band – D





Ground Floor
Approximate Floor Area
884.90 sq ft
(82.21 sq m)

First Floor
Approximate Floor Area
501.92 sq ft
(46.63 sq m)

Approximate Gross Internal Area = 128.84 sq m / 1386.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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