



Patchway, Wellgreen Lane, Kingston, Lewes, East Sussex, BN7 3NS



The Property

Located on Wellgreen Lane in Kingston, this three bedroom detached single storey residence constructed in the 1970's offers a good opportunity to acquire a unique home. This property combines contemporary design with high quality finishes, set within an expansive and well maintained plot of approximately one acre of immaculate formal gardens which is very impressive.

Upon entry, the stylish 'high end' fittings are immediately apparent throughout the home. As you enter the front door the first bedroom leads off to the right and is a spacious room with a large built in wardrobe. The second bedroom then also has a built in wardrobe and overlooks the garden. There is a superb shower room, fully tiled with feature tiling to two walls, a shower, concealed WC, wash hand basin with brass fittings and a heated towel rail. The inner hallway opens into a reception area with an opening to a dining room/reception room with a feature original brick fireplace with extending shelves to the side. The principal bedroom leads off of the reception hall and has a window to the front and a full wall of full height windows. The en-suite bathroom is rather special with a jacuzzi bath with Gold leaf surrounding the bath and feature tiling. The stunning wash hand basin is from The London Basin co. with brass fittings, concealed WC and a heated towel rail.

The main living room overlooks the meticulously landscaped gardens through the full wall of black crital windows, providing a serene backdrop for daily living with a superb feature black fireplace. The contemporary style kitchen/breakfast room is well appointed with modern appliances and ample storage with open shelves and a large breakfast bar. The worksurface is wooden with an inset induction hob and oven. Space and plumbing for a dishwasher and a large American style Fridge/freezer. This space functions as a central hub for dining and social gatherings, connecting efficiently to the other living areas. From this room sliding patio doors lead to the garden. There is a utility room with large storage cupboards, plumbing and space for a washing machine and a further door to the garden. The gas fired boiler is located in the spacious loft space.

Externally, the property stands out. To the front of the property is an area of lawn and a driveway providing ample parking. The double garages both have light and power and remote door. EV Charging point. A mature hedge provides privacy.

To the rear of the property the immaculate, well stocked gardens are a key feature, extending to approximately one acre (subject to verification). These extensive grounds offer a private setting, suitable for outdoor entertaining, family activities, or simply enjoying the natural surroundings. The property also includes Two useful outbuildings, providing additional storage. The paved terraced leads down gentle steps to the vast lawn with deep established colourful shrub borders. The outdoor kitchen area with a sink, lighting, metal pergola provides a great place to spend time. An adapted horsebox makes an ideal studio for working from home with a built in desk, light, power, Wifi and mosaic tiles with gold grouting and a built in seating bench. Black Greenhouse and a potting shed. Further options of seating and dining areas are dotted around the garden and a stream winds through provide a tranquil place for entertaining. The whole garden is enclosed and has a side access gate and adjoins farmland. A mature willow and other trees provide a wonderful relaxing setting.

This residence is well suited for entertaining, with spacious interiors and impressive outdoor areas. Every detail has been considered to create a luxurious and comfortable living environment. Situated in Kingston with its local school, church, well regard pub and farmstall for local produce all within walking distance, along with the endless footpaths on the downs and cycle track into Lewes.







The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 12th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village.

With access to The South Downs there are charming down land walks to the neighboring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service.

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.

The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

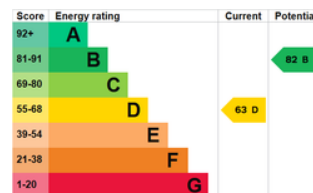


Well Green Lane, Kingston



Ground Floor
Approximate Floor Area
1655.48 sq ft
(153.80 sq m)

Approximate Gross Internal Area (Excluding Garage) = 153.80 sq m / 1655.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Material information
Tenure - Freehold
Council Tax Band - G
EPC - D



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