



Upper Clayhill Cottage Uckfield Road, Ringmer, BN8 5RR

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Offers In Excess Of £550,000

Description – Affording a fabulous lifestyle so ideal for family living, is found at this considerably extended semi-detached cottage. Set in an expansive landscaped garden plot, with immediate aspect over the surrounding farmland, along with views beyond to the adjoining countryside.

The present owners have overseen a thorough programme of modernisation and extension (ground floor), thus creating a thriving family home that offers well-proportioned accommodation over ground and first floors. All whilst retaining considerable period character that is synonymous of it's era, such as quarry tiled sills and flooring, original internal doors and open fire place, now housing a wood burning stove.

The well planned accommodation comprises:- Three double bedrooms, principal bedroom with ensuite shower room and walk in clothes cupboard, family bathroom, landing with trap hatch to roof void offering scope for further extension, all subject to attaining the appropriate planning and building consent. The ground floor living space is as light and bright, as it is spacious and inspiring. An entrance lobby leads to the welcoming sitting room/snug with fire place, leading to a generous play area, which in turn opens to the day/dining room. The aspect over the rear garden and adjoining countryside is immediate, with ceiling lantern flooding the living space with natural light. All enhanced by double glazed picture window and bi-fold doors that run the whole of the eastern elevation, fusing the garden and living accommodation when the weather permits. Comprehensive fitted kitchen with generous range of base and wall mounted cupboards, plumbing for dishwasher with deep under stairs storage cupboard with original drop latch door. Breakfast room with door to Cloaks/Utility room with hot and cold water feed and space for washing machine and tumble dryer. For those who work from home, there is a valuable office/studio within the rear garden, with electric light and power, double glazed and insulated.

Outside: The front garden is defined by post and rail fencing with mature hedging adjacent, laid to brick paved hardstanding in herringbone effect, affording off road parking for as many as four vehicles. The rear garden is a true feature, leading from the multi paved sun terrace, flanked by generous expanse of lawn along with mature established border of hardy annuals plants and shrubs. A shingle pathway leads beyond the office/studio, to further lawned garden with mature trees including a willow with picket gate leading to fully enclosed recreational garden, ideal for entertaining and as a play area.

Location: - Clayhill forms part of the parish of Ringmer, situated approximately 4 miles to the North of the county town of Lewes. Within walking distance are the Cock Inn gastro pub and service station with convenience store that is open daily. A short conveyance away is the thriving and bustling village of Ringmer, with a strong sense of tradition and its own 13th century parish church. This popular village affords a well attended secondary school with primary schooling of high repute found at nearby Barcombe and Little Horsted. Ringmer also provides local butcher's, farm shops, brewery and lively pubs, plus a weekly country market at the village hall. There is an active and friendly community of social clubs and societies. The famous Glyndebourne Opera House is situated on the outskirts of the village.

Services:- Mains water and electricity are connected to the property, air source heat pump fitted in 2018 supplies CH & DHW, private drainage by way of a Klargeter sewage treatment plant installed in 2017. None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

Lewes District Council tax band D

We understand that the current broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property postcode area is around

1000 Mbps (data taken from checker.ofcom.org.uk on 04/10/2023). Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 02/10/2024).

Tenure: Freehold, to be sold by private treaty with vacant possession.

Directions: <https://w3w.co///notifying.caravans.when>









Entrance Hall

Kitchen/Breakfast Room

17'7" x 14'4" (5.36m x 4.37m)

Utility Room

Sitting Room

15" x 11'6" (4.57m x 3.51m)

Dining/Family Room

23'4" x 14'4" (7.11m x 4.37m)

Play Room

13'11" x 13'9" (4.24m x 4.19m)

Bedroom One

11'11" x 9'1" (3.63m x 2.77m)

Dressing Area

En-Suite

Bedroom Two

11'5" x 9'6" (3.48m x 2.90m)

Bedroom Three

11" x 9'3" (3.35m x 2.82m)

Bathroom

Rear Garden

Office

9'5" x 9'3" (2.87m x 2.82m)

Studio

11'2" x 9'6" (3.40m x 2.90m)

Store Room

7'4" x 5'5" (2.24m x 1.65m)





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Approximate Gross Internal Area = 156.5 sq m / 1684 sq ft

Outbuilding = 22.3 sq m / 240 sq ft

Total = 178.8 sq m / 1924 sq ft

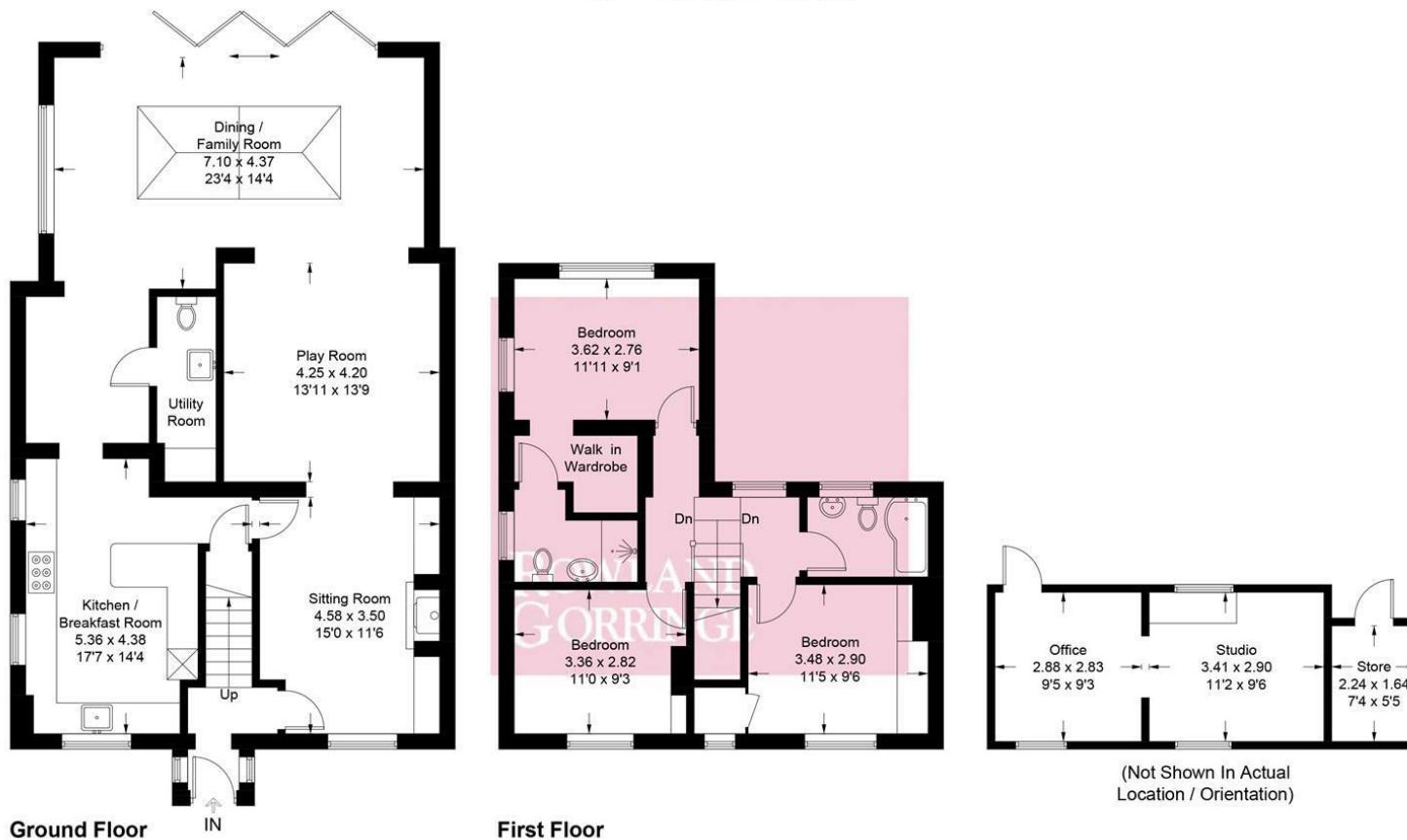


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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