

FREEHOLD



House - Detached (EPC Rating:)

PLOT 5 THE KILN BISHOPS LANE, RINGMER, BN8 5LD

£500,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Ringmer

Balancing home comforts, luxury living and the calm of the countryside, this elegant three-bedroom family home sits nestled into the South Downs National Park in the picturesque village of Ringmer. It has beautifully appointed, well-proportioned rooms leading out to a leafy garden with countryside views across green fields and undulating hillside. Newly built, this home comes with building guarantees to reassure new owners they can enjoy their home for many years to come.

Built as one of 10 luxury detached homes in Bishops Lane, these properties have an air of exclusivity, forming a secure and welcoming community of their own on a peaceful cul-de-sac. Only the finest fixtures, fittings, materials and technologies have been used in their creation, so you can move straight in with ease and start enjoying the space.

Externally, these homes have been built to sit sympathetically with their countryside surroundings. Hung tiles on red brick facades with tiled porches feature alongside beamed gables, feeling every inch the country abode.

Stepping inside, the interior design has also been carefully considered, following current trends to create streamlined and homely spaces, ready for the modern lifestyle. High end appliances have been integrated into the kitchen while immaculate tiling and gleaming white sanitaryware can be found in the bathroom and en suite WC. In addition, there is a ground floor WC – an essential in any family home. All three bedrooms are double giving versatility for families, couples or single professionals looking for space to work from home and host guests.

The garage is generous for a large car, or it offers plenty of space as a workshop, for storage, although it could also be converted into a habitable space depending on the needs of the new owners.

To the rear of the house with direct access to the garden, the living room is the perfect size for entertaining, relaxing and dining which can also be enjoyed on the rear patio during summer when the garden becomes a welcome extension of the home. With a westerly aspect it enjoys the last of the

summer sunshine as it sets over the hillside and is a suntrap during summer with a lovely lawn for children to play. Beyond this, Sussex countryside is waiting to be explored, abundant with wildlife and birdsong in the trees.

Returning inside, the first-floor bedrooms are carpeted underfoot with built-in wardrobes to maximise their floor space – and all rooms have tranquil, verdant views to wake up to each day. Energy efficient double glazing will also ensure a warm and restful night's sleep.

Vendor's Comments:

"These are tranquil, spacious homes which will give any new owner the chance to experience the best of country life while remaining connected to cities, towns and great schools."

Education:

Primary: Ringmer Primary and Nursery School
Secondary: Kings Academy Ringmer
Private: Lewes Old Grammar School, Brighton College, Lancing College

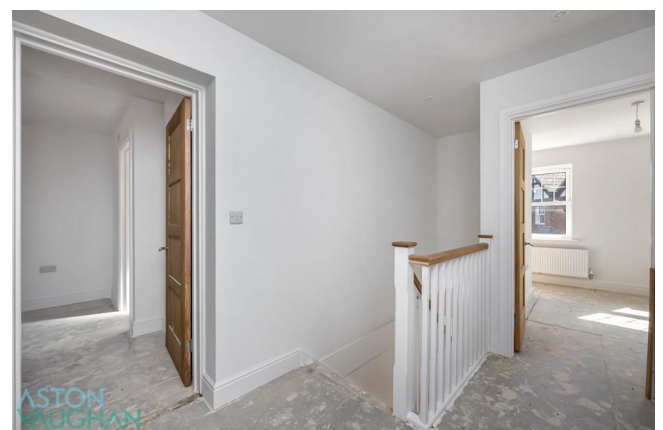
Good to Know:

The stunning house is only 2 miles from the County Town of Lewes and 10 miles from The City of Brighton & Hove. Lewes Station is just 2.8 miles away with its direct mainline service to London Victoria, 54 minutes and Gatwick Airport 25 minutes. Glyndebourne Opera House is close by, as is the relaxed café culture of Lewes, steeped in history and home to a castle, Harveys brewery and many foodie pubs. The coast is a short drive along the A22 towards Seaford and Newhaven where the coast road takes you to the beaches of Brighton & Hove

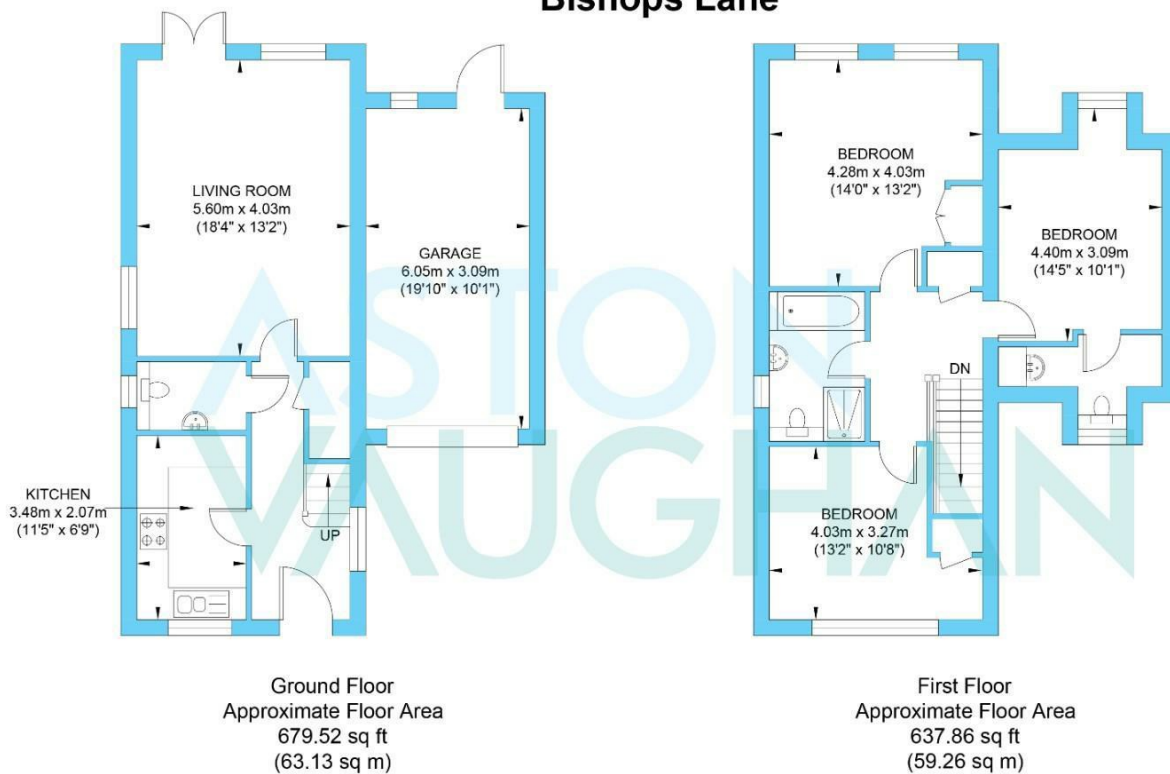


with its piers, theatres and museums.

It is also located in an excellent catchment area for schools with secondary schools at Chailey and Lewes Priory, but also in Ringmer itself with both the primary and secondary schools being OFSTED rated 'Good'. There is also access to an excellent selection of private schools including Brighton College, Lewes Old Grammar and Bede's, which all provide minibuses from the Village.



Bishops Lane



Approximate Gross Internal Area (Including Garage) = 122.39 sq m / 1317.38 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

01273 253000

Energy Performance Graph

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.