



**Sadlers Way, Ringmer, Lewes, BN8 5HG**

Offers in excess of £784,000



## Sadlers Way, Ringmer, BN8 5HG

A five bedroom well presented detached family house with accommodation arranged over three floors, located within walking distance of the local village amenities. The property has been skillfully extended and has a superb kitchen/dining room opening onto the 130' secluded mature garden.

### The Property

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26 Sadlers way was constructed in 1980's and has been skillfully extended by the current owner to provide a very spacious superbly presented home. The entrance porch leads into the hall, off that is a spacious kitchen/breakfast room fitted with contemporary units with a granite work surface, inset gas hob with electric oven and directional lighting to various areas. The glazed doors open onto the garden and there is a glass roof, the utility room has a door to the garden and a range of cupboards, a sink unit, alongside a wall mounted Worcester boiler and fitted shelving, the spacious lounge overlooks the garden, and the other downstairs reception room makes an ideal TV/Playroom. There is a study with shelving and Velux window, a cloak room with low level w/c, wash hand basin and vanity unit. On the first floor are two bedrooms with windows to the front and two bedrooms to the rear one with an ensuite with views to the windmill at Glyndebourne, family bathroom has a contemporary style suite and attractively tiled walls, on the top floor is a another shower room with mosaic tiles and a curved glass shower screen, concealed w/c and built in sink unit, the master bedroom is double aspect with a full wall of wardrobes with hanging rail and shelving, walk in dressing room.

### The Location

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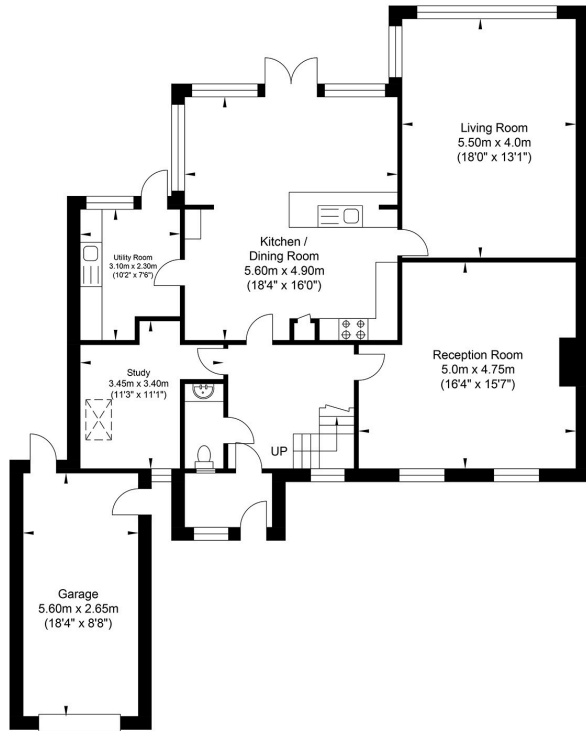
Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station 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 cafes, 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 approximately 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 and secondary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



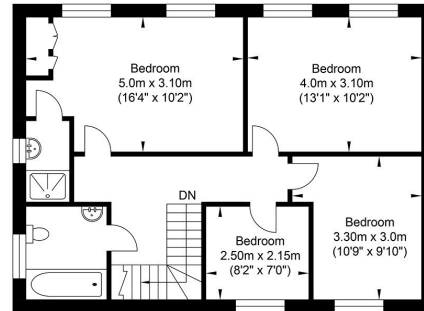




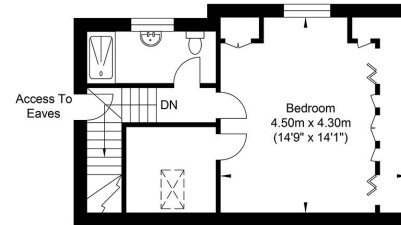
# Sadlers Way, Ringmer



Ground Floor  
Approximate Floor Area  
1250.65 sq ft  
(116.19 sq m)



First Floor  
Approximate Floor Area  
636.68 sq ft  
(59.15 sq m)



Second Floor  
Approximate Floor Area  
346.27 sq ft  
(32.17 sq m)

Approximate Gross Internal Area = 207.51 sq m / 2233.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes  
Tenure - Freehold  
Council Tax Band F

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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