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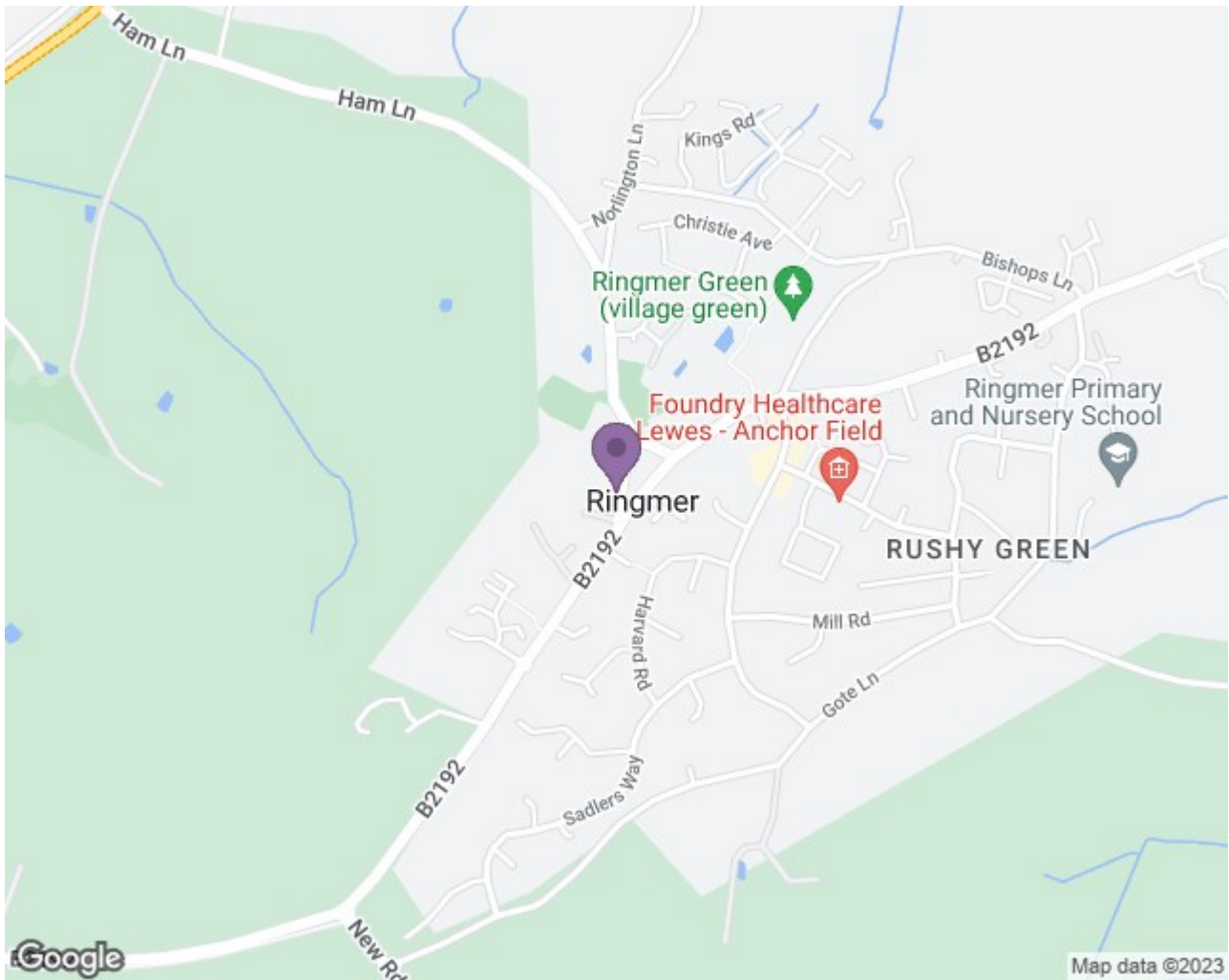
Fields House, Vicarage Way, Ringmer, East Sussex, BN8 5LA



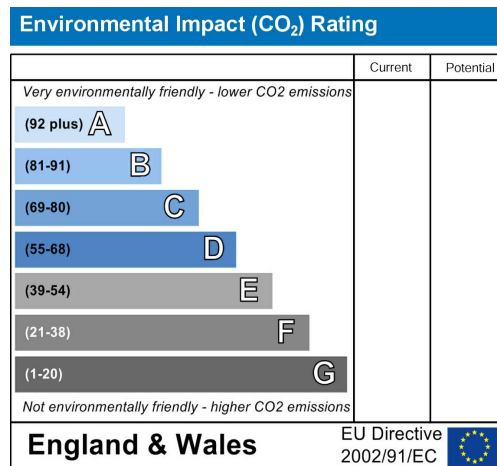
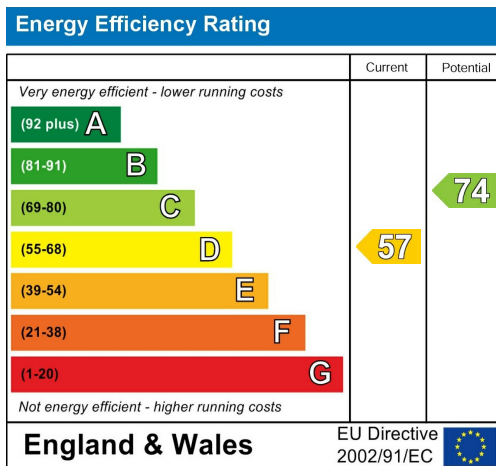
£925,000



Location Map



Energy Performance Certificate



Brighton & Hove City Office
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T 01273 688881
E brighton@oakleyproperty.com

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Residential Sales,
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T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
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T 01273 487444
E lewes@oakleyproperty.com

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T 020 839 0888
E enquiries@tlo.co.uk

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- Detached Four Bedroom House
- Vacant possession
- An orchard
- Views

- Spacious rooms
- Substantial formal gardens
- Adjoins farmland
- EPC - D



The Property

A unique chance to purchase a detached four bedroom house located up a private driveway with well stocked and established formal gardens, an orchard with a variety of fruit trees and a vegetable garden all amounting to approximately three quarters of an acre. The property constructed in the 1980's has versatile accommodation with two large bedrooms upstairs and two downstairs - which could be used as reception rooms, a large kitchen/dining room and a drawing room opening onto the formal gardens. There are useful outbuildings including a workshop, greenhouse, log store, 2 sheds and the land backs onto farmland.

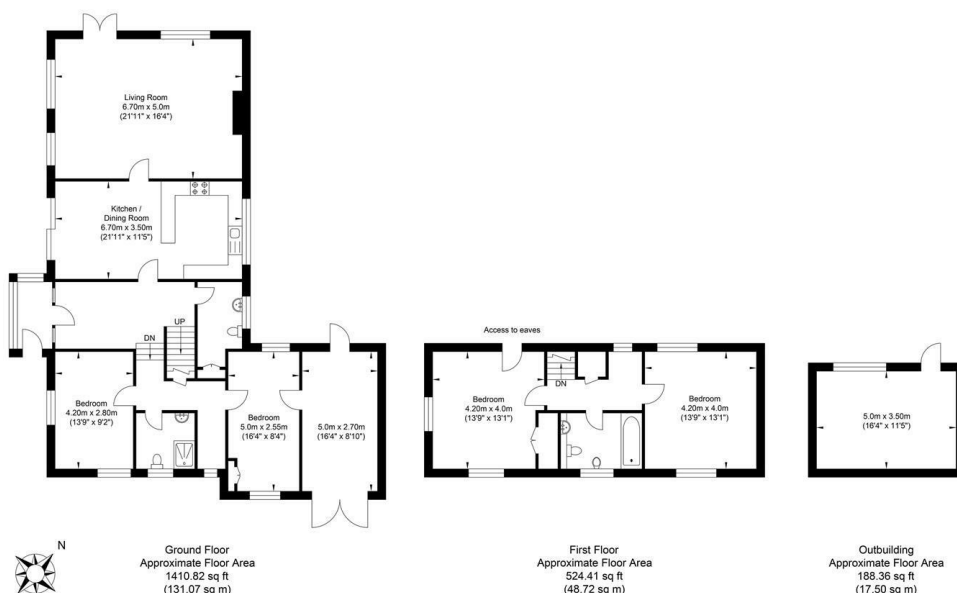
The Location

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.

Floor Plan

Vicarage Way, Ringmer



Approximate Gross Internal Area = 197.29 sq m / 2123.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Half glazed front door leading to: Entrance lobby
windows overlooking the garden, further half glazed front door leading to;

Spacious entrance hall.

with stairs rising to the first floor and a couple of stairs leading to the lower ground floor.

Cloakroom:

a low-level w/c, pedestal wash hand basin, cupboard with louvre doors. Part tiled walls and a wall mounted Potterton precision gas fired boiler.

Kitchen/dining room:

fitted with a range of modern units with a work surface extending to include a stainless-steel sink unit with mixer taps over, ample shelving and storage cupboards. Inset four ring gas hob with oven and grill. NEFF extractor hood above, part tiled walls. Window overlooking the vegetable garden. Space for fridge/freezer. Dining area with sliding patio doors leading to the garden.

Drawing room:

a double aspect room with French doors leading into the garden and further window overlooking the garden. Fireplace with stone hearth and surround and wooden mantel and large mirror over, display shelving to either side of the chimney recess, wall lights.

Lower entrance hall, deep cupboard.

Shower room:

fitted with a low-level w/c, pedestal wash hand basin, fully tiled shower cubicle with a Mira shower.

Bedroom:

a double aspect room with a built-in wardrobe and fitted shelving.

Utility room with plumbing for washing machine and fitted shelving.

Bedroom:

with window to the front and rear and built-in cupboards with shelving and further wall shelving.

Garage:

with wooden double doors, light and power and door to rear garden.

First floor landing, airing cupboard housing a sealed hot water cylinder with slatted shelving over.

Bedroom:

a double aspect room offering distant views over the downland and overlooking the garden, fitted shelving. Double wardrobe cupboard, access to substantial loft space.

Bathroom:

fitted with a suite comprising of a panelled bath with hand held shower, bidet, concealed w/c, wash hand basin set in a vanity unit with ample cupboards above, part tiled walls.

Main Bedroom:

a double aspect room with window to the front with views towards the Downs and down the private driveway, rear window overlooking the garden.

Outside:

The property is approached by a drive way leading to a brick paved courtyard providing ample parking for several vehicles.

Brick built workshop with light and power approached via a wooden door.

To the side of the property is an area of formal garden with a brick paved seating area with small retaining wall overlooking this area, the formal garden has deep flower borders and is fully enclosed and extremely well stocked with a variety of flowers and shrubs, providing a wonderful cutting garden, a shingle path leads around this area and gentle steps lead to the lawn.

Rear of the property:

is an extensive garden with greenhouse, soft fruit cage, timber sheds and log stores. The whole garden is laid to lawn interspersed with fruit trees and a crazy paved path leads to the end. Various seating areas and a raised flower bed. Access round the side of the property leads to the kitchen garden which has raised beds and offers a good degree of seclusion and is all fully wall enclosed.

Post rail fence leads to the orchard which has a variety of fruit trees and is fully enclosed.

The rear garden: backs directly on to a field and is boarded by post and rail fencing and mature trees.

Tenure: Freehold



T: 01273 487444