



The Orchards, Ringmer, East Sussex, BN8 5FR
Offers In Excess Of £699,950

The Orchards, Ringmer, East Sussex, BN8 5FR

A most spacious four double bedroom detached family house extending to over 2,600 sq ft located on a small development in Ringmer, close to Lewes.

The Property

The property has a lot of natural light with a spacious reception hall. This leads to a modern open plan kitchen/family room opening into the garden. There are integrated appliances such as a dual fridge/freezer, dishwasher, oven and hob and high end kitchen units with stone worksurfaces. The utility room leads from here and has further storage cupboards.

The living room also has doors leading into the garden and is double aspect with a feature fireplace.

Upstairs from a spacious landing the master bedroom suite has an en-suite shower room. The three further bedrooms are all double and they share a family bathroom. Subject to the necessary planning consents additional bedrooms could be formed within the loft which is currently boarded and has a pull down ladder.(drawings are available for this).

Outside the garden extends to the rear and both sides and is laid to lawn with post and rail fencing and adjoins fields. The garden has various areas for seating at different times of the day with a deep paved patio and there is room for an outbuilding to either side.

The detached double garage has light and power and a remote controlled garage door. There is ample parking in front.

The Location

The Orchards is located just outside Ringmer and is walking distance of a country pub, convenience store and bus stop.

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 offer 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 fronted high street shops. The 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 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.





Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office

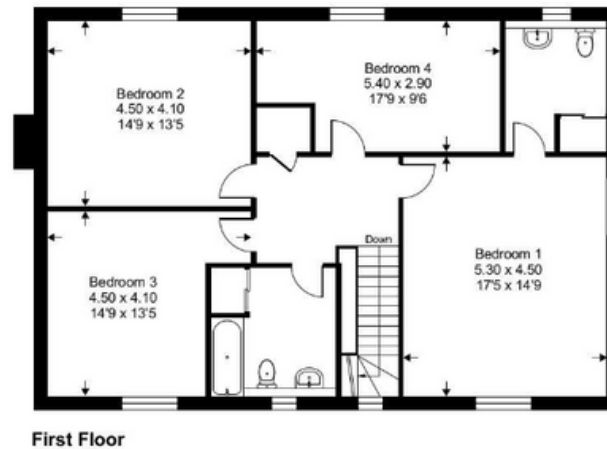
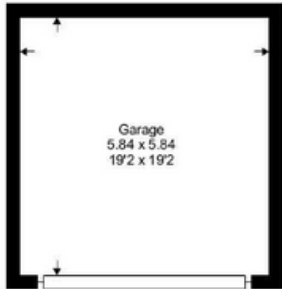


A new way of marketing property

Get in touch to book a viewing or valuation of your own property

No 3 The Orchards

Approximate Gross Internal Area = 210 sq m / 2260 sq ft
Approximate Garage Internal Area = 34 sq m / 366 sq ft
Approximate Total Internal Area = 244 sq m / 2626 sq ft

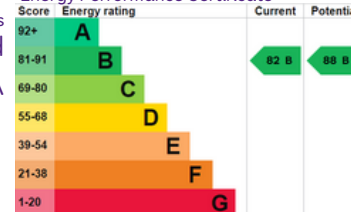


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Winkworth

Agents Notes
Tenure: Freehold
Maintenance Charge: £825 PA

Energy Performance Certificate



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

