



**Wunmorr, Mushroom Field, Kingston, Lewes, East Sussex, BN7 3LE**  
Asking Price £795,000

## Wunmorr, Mushroom Field, Kingston, Lewes, East Sussex, BN7 3LE

An individual four bedroom detached house constructed in the 1970's ideally located in the centre of the popular village of Kingston. Substantial house spanning over 2,000 sq. ft with large living space opening on to conservatory, rear garden and a double garage with ample parking.

### The Property

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Covered entrance porch with outside lighting and glazed front door into spacious reception lobby. Cloakroom with low-level WC, wash hand basin and tiled splashback. The entrance hall has stairs rising to the first floor, cloaks cupboard with hanging rail and internal door into garage. The garage has a remote metal up and over door, light and power and a window to the rear. The kitchen/breakfast room is fitted with a range of units comprising of a work surface with 1 1/2 bowl sink unit with mixer taps over, gas hob, oven and grill. Part tiled walls, breakfast bar, tiled flooring, space and plumbing for dishwasher and space for fridge. Large picture window overlooks the rear garden, door to utility room with a Kingfisher gas fire boiler. Plumbing for washing machine, deep butlers sink and door to the workshop and a door leading to the garden. The living space is a bright double aspect room with a partial separating wall with windows overlooking the front garden towards the village green and overlooking the rear garden with sliding patio door leading to the conservatory. There is a brick feature fireplace with tiled hearth and electric fire with Stone mantel, understairs storage cupboard. Large conservatory with windows on three sides and roof blinds. Outside lighting and double doors leading to the garden.

The first floor has a large hatch access to loft space and an airing cupboard. Bedroom one has fitted wardrobes and a walk-in dressing room, window to the rear offering countryside views and door to en-suite shower room. Curved shower cubicle, twin wash hand basins with vanity cupboards below and wall mounted cupboards for storage and part tiled walls. Door to further bedroom with wardrobes along one wall and view to the Downs and the Village Green. Further double aspect bedroom with fitted storage. Bedroom four has a window to the Downs and two walls of shelving. The family bathroom is fully tiled with shower over the corner Jacuzzi bath, pedestal wash handbasin and low-level WC. To the front of the property is a driveway with space for three cars, lawn area and mature shrubs. The rear garden has a large brick paved patio ideal for table and chairs. Outside lighting, log store, large area of lawn and a further seating area. The whole garden is enclosed by wooden fencing with mature shrubs offering a good degree of privacy.

### The Location

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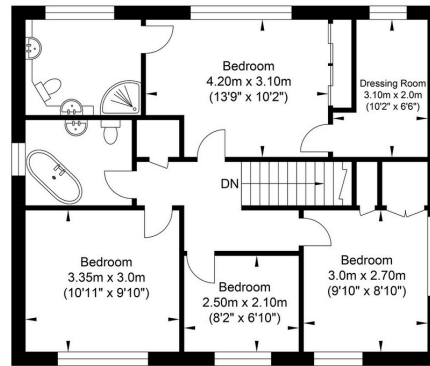
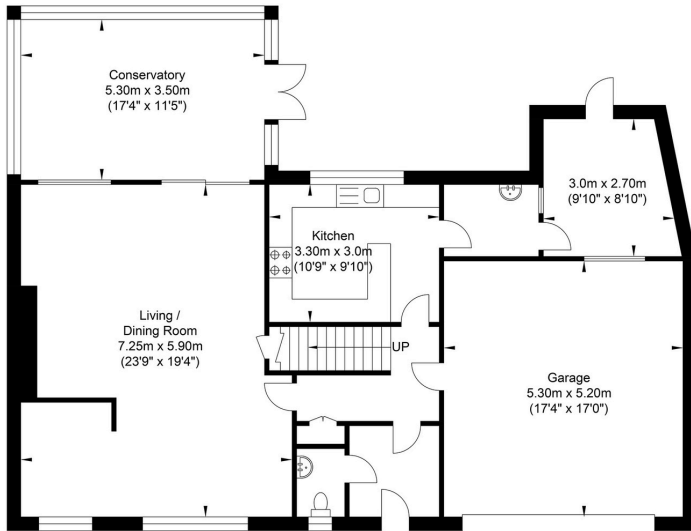
Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With access to The South Downs there are charming down land walks to the neighbouring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Church Lane provides direct foot access via a private lane onto The South Downs Way with extensive bridleways and footpaths.

Dining out in Lewes is a pleasure, from the gastronomic delights on offer at The Lime Tree Kitchen and the Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's the local brew and take in some music in one of the many friendly pubs in the area. The new Depot cinema, close to the station is a major asset to the town.

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VII. South Downs College is located in Lewes, offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.



# Mushroom Field, Kingston



Ground Floor  
Approximate Floor Area  
1365.51 sq ft  
(126.86 sq m)

First Floor  
Approximate Floor Area  
682.86 sq ft  
(63.44 sq m)



Approximate Gross Internal Area = 190.30 sq m / 2048.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Material Information**  
Council Tax Band - E  
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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