



Downlands, Ashcombe Lane, Kingston, Lewes, East Sussex, BN7 3JZ

£1,295,000



The Property

Situated in the heart of the popular village of Kingston near Lewes, this exquisite Arts and Crafts inspired detached family home, offers a rare blend of charm and contemporary living. With four spacious bedrooms, two modern bathrooms, and a versatile vaulted reception space, this property provides the perfect setting for family life, entertaining, and relaxation.

Downlands boasts an exceptional location in a central village setting, offering idyllic downland views while remaining within easy reach of local amenities. Exceptional attention to detail is evident throughout, with extensive English oak joinery lending warmth and character to every room and exposed wood throughout.

The ground floor offers versatile accommodation, the layout has been thoughtfully designed to maximise natural light and space with a superb vaulted gallery and feature windows in the apex, seamlessly blending character features with contemporary finishes. The reception area provides a welcoming space, while the open-plan kitchen and dining area create the heart of the home. The kitchen is fitted with high-end appliances and bespoke cabinetry and stone worksurfaces perfectly marrying style and functionality, with a stunning Range Stove. The utility room also houses a downstairs WC. The additional reception room, ground floor bedroom and bathroom could make a separate annex or additional income easily, with double doors making the separation.

Upstairs, you'll find three very generously proportioned bedrooms, each enjoying natural light and offering ample storage room. The principle suite is a highlight, complete with a very large modern en-suite bathroom with free standing bath and countryside views. You can see the South Downs when sitting in bed which is an absolute delight. Two additional large bedrooms are on this floor.

The outdoor spaces are equally impressive. A large garden, designed to provide year-round use, features an out of ground swimming pool ideal for summer days. A dedicated home office/study is discreetly tucked within the grounds, offering a quiet and inspiring space for work or study. The garden also provides ample room for children's play, gardening enthusiasts, or simply enjoying the peaceful surroundings. With its mixture of manicured lawns and mature planting, the outdoor area is a tranquil retreat. There is also planning permission for a double garage.

Downlands was tastefully re-built in 2013 with a focus on blending contemporary aesthetics and inspired by the Arts & Crafts school of architecture.







The Location

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 neighboring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service.

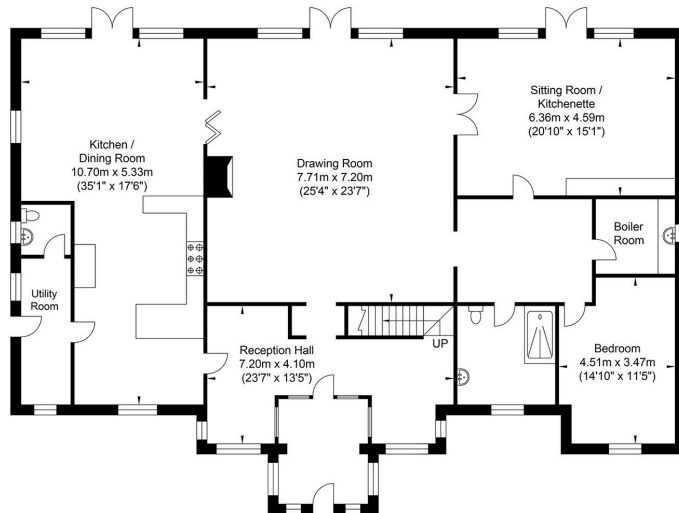
Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.

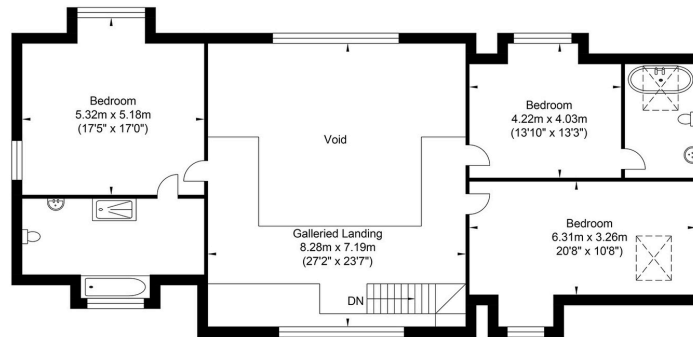
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes.

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.

Ashcombe Lane, Kingston



Ground Floor
Approximate Floor Area
2367.52 sq ft
(219.95 sq m)



First Floor
Approximate Floor Area
1238.38 sq ft
(115.05 sq m)

Approximate Gross Internal Area (Excluding Void) = 335.0 sq m / 3605.91 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes
Tenure - Freehold
EPC - C
Council Tax Band - A



Please note:

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