



Woodbine Cottage, 63 Spences Lane, Lewes, East Sussex, BN7 2HG

£1,200,000



The Property

Located in Spences Lane, Lewes, this detached character property dates back to the mid-1800s. It has been significantly improved and extended, combining period features with modern amenities and sustainable living solutions set in a significant walled garden, all within walking distance of the town centre. It is an unusual opportunity to acquire such a versatile family house.

Access is via electronic gates leading to a parking area or via a pedestrian gate. The main house provides versatile accommodation across three floors spanning almost 2,000sq ft, including four bedrooms and two bathrooms. The ground floor has three reception rooms, one cosy sitting room, another dining room with wood flooring with a feature curved wall leading into the kitchen and then a large main bright reception room with patio doors to the garden. The kitchen has a good range of wall and base mounted units and freestanding appliances and a terracotta floor. On the ground floor is a wet room with WC, wash hand basin and shower. The stairs then lead up to the first floor landing with useful storage cupboards and a door to an inner hallway. There is a double bedroom with a window to the front overlooking the garden. Another double bedroom with storage is on this floor. The family bathroom which is principally tiled and has a panelled bath with shower over, WC, bidet and wash hand basin. On the second floor the views extend over the garden and beyond across Lewes with the main bedroom being triple aspect and having extensive wardrobes and a door to a wet room with WC, pedestal wash hand basin, bidet and a shower. There is a further double bedroom on this floor.

The exterior features extensive walled gardens, approximately 1/3 acre (subject to confirmation). These gardens include lawns, mature planting, and multiple seating areas for outdoor activities. Practical elements such as various sheds, a large greenhouse, and a log store are also present.

An Annex adds significant versatility to the property and is ideal for a relative, work from home situation or a very useful income. It consists of a self-contained studio on the first floor approached by a private front door with a small shower room and a separate one bedroom flat on the ground floor with an open plan kitchen/living room and separate bedroom and shower room.

For sustainable living, the property includes an air source heat pump and solar panels, aiming to reduce energy consumption. These installations balance the property's historical integrity with contemporary eco-friendly solutions.

While the core details list 4 bedrooms and 3 reception rooms, the annex of course adds to this. This substantial home, with its history, modern updates, and setting, offers a distinctive and adaptable residence in Lewes . Viewing is recommended to appreciate the property's scale and potential.







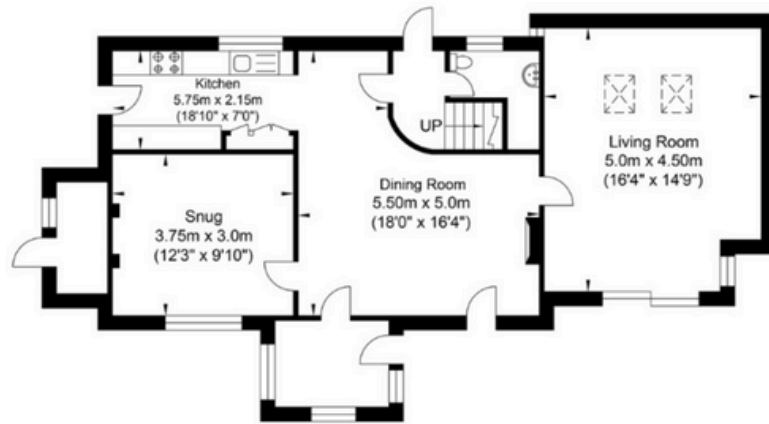
The Location

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 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 cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.

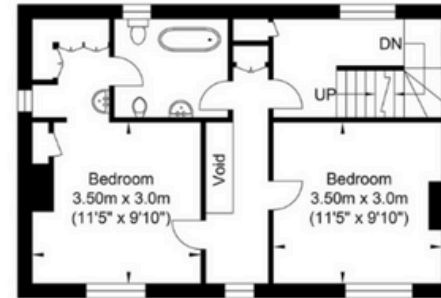
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



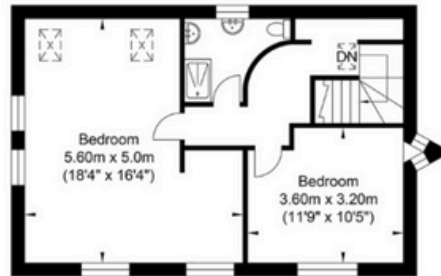
Spences Lane, Lewes



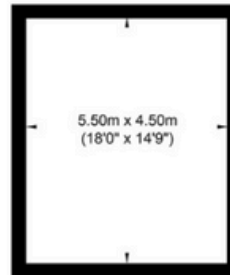
Ground Floor
Approximate Floor Area
861.97 sq ft
(80.08 sq m)



First Floor
Approximate Floor Area
503.21 sq ft
(46.75 sq m)



Second Floor
Approximate Floor Area
503.21 sq ft
(46.75 sq m)



Two Floor Annex
Approximate Floor Area
266.40 sq ft
(24.75 sq m)



Approximate Gross Internal Area (Excluding Annex) = 173.58 sq m / 1868.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material information
Tenure - Freehold
Council Tax Band - E



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