



**hamlyn
smith.**

Lewes Road, Ringmer, BN8 5NB

Guide price
£650,000 - £675,000

hamlyn smith.

 4 Bedrooms

 2 Receptions

 2 Bathrooms

Guide price **£650,000 - £675,000**

A stunning detached three/four bedroom house, in Ringmer, with driveway and a lovely garden. The house has been extended to create an impressive kitchen/dining room with bifold doors onto the garden. Exquisitely presented and full of light throughout.

- Spacious detached family home
- Recently renovated
- Driveway for multiple cars
- Front and rear gardens
- Downstairs bedroom/office
- Light and airy feel throughout





hamlyn smith.

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Hamlyn Smith are proud to present for sale this exceptional detached house in Ringmer, which is coming to the open market for the first time since it was built in 1970. In recent years it has been comprehensively renovated and updated and is now a highly desirable contemporary home that would be perfect for a family, or for anyone who enjoys entertaining, as it has extensive open plan living space on the ground floor.

The front door opens to a wide and welcoming entrance hall, where there is an immediate sense of the scale and character of the house. Sightlines through to the kitchen/dining room show glimpses of the garden through the bifold doors. From the hall, there are doors to the living room on the left and to a versatile room with a sink on the right-hand side which could be a home office, a playroom, studio or a fourth bedroom. The living room is over six metres in length and like many rooms in the house, is a double aspect room, with windows to the south and west. An open fireplace is located centrally within this room. Also in the hall an understairs cupboard with ample storage and coat rack.

The kitchen/dining room at the rear of the house is a spectacular space, nearly eight metres wide. This room is easily big enough to accommodate a relaxed seating area, in addition to the dining table, and is likely to become the heart of the home for anyone who lives here. In addition to the bifold doors and the large window in the kitchen area, there is an additional set of double doors which open to a patio on the west side of the house. The porcelain tiled floor has underfloor heating and this extends into the entrance hall, providing continuity through the two spaces.

The kitchen has white gloss fitted units and a stained plywood work surface. Integrated appliances include a full height fridge, a dishwasher, a Neff double oven with grill and a Neff five-burner gas hob on the kitchen island. The freezer and the washing machine are next door in the utility room, which has a further sink, counter space and storage cupboards. A separate tumble dryer could easily be accommodated in this room. A door from the utility room opens to the side of the house, perfect for returning home with muddy boots after a walk on the South Downs. Beyond the utility room is a downstairs WC with handbasin.

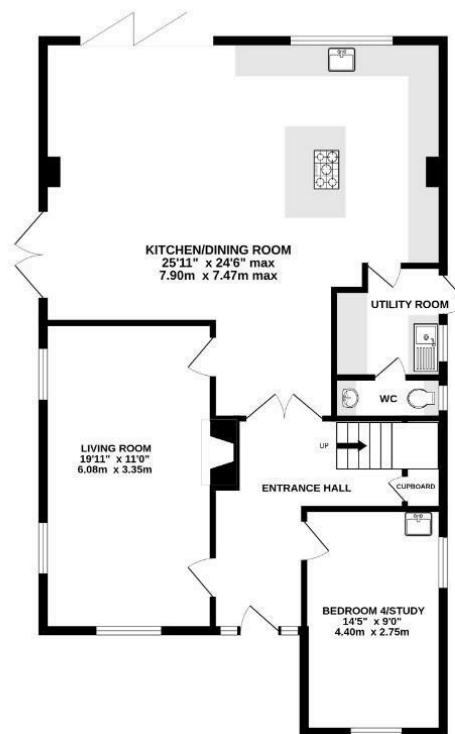
Upstairs the sense of calm continues. The current owner has decorated the whole house in white, as a backdrop for their collection of artwork and furnishings, and this has created a light and tranquil atmosphere in the house.

The main bedroom is a very generous size, with white painted floors and a Juliet balcony on the garden side of the house. The ensuite is a luxurious space, allowing for both a bath and a shower, with quality fittings, underfloor heating, and porcelain tiles throughout. A further two bedrooms, each with built in wardrobes, are served by the main bathroom which also has a bath with a shower over, underfloor heating and the same porcelain tiles. All the upstairs rooms are arranged off a spacious landing where there is an airing cupboard housing the hot water tank.

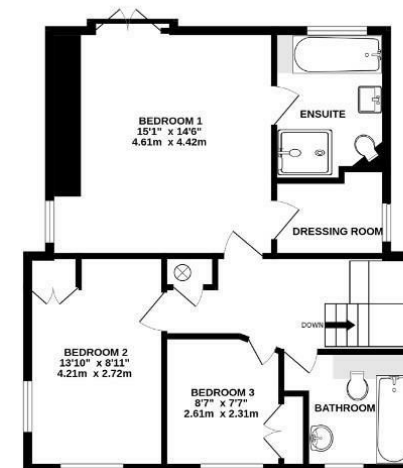
The renovations to the property included new electrics and plumbing, there are hard-wired data points/ethernet in multiple locations around the house as well as USB sockets. The windows are double-glazed. The loft has a pull-down ladder and light and has been part boarded for storage.

Outside, the garden is mainly lawn with mature trees, including a silver birch. A good size shed is tucked away at the side of the house, out of view.

Ringmer is a thriving village with a strong sense of community, popular with families as it has its own nursery, primary and secondary schools. Moments from the house is Grounded at The Forge Coffee Lounge. Ringmer has a GP surgery, pharmacy, library and post office, a vet and a pet shop, a café, a butcher, a bakery and a small Morrisons. The bus to Lewes is regular and leaves from just outside the house. Lewes is a busy town of historic interest. Visit the castle or Anne of Cleves house, or just wander through the streets and enjoy the wide range of shopping including several antiques shops. If you are looking for a restaurant, pub, or café, you will be spoilt for choice. The Depot, an independent cinema, shows a wide range of films. Glyndebourne one of the most celebrated opera houses in the world is just a couple of miles away. Lewes train station has direct services to London Victoria and Brighton, ideal for commuting.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

TOTAL FLOOR AREA: 1685 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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