



£725,000 guide price

21 Shepherds Way, Ringmer, East Sussex, BN8 5LT

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Overview...

A rare opportunity to purchase this beautifully presented and extended 4 bedroom detached family home situated in a quiet close within walking distance of the village centre, South Downs and local schools.

This super property is situated on a larger than usual plot with open rear aspect and has undergone an extensive program of improvement works. The bright and spacious accommodation is finished in a contemporary style and includes a wonderful rear aspect kitchen extension with double doors opening onto the garden.

There is a spacious entrance hall, ground floor W.C., wonderful 23'8" dining room and the first floor has the family bathroom, refitted with a modern white suite and four good size bedrooms, the spacious master having it's own dressing room and ensuite shower room.

Outside to the rear is a large lawned garden with a generous paved patio and the front resin drive leads to the garage with parking for 4 cars.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- uPvc double glazed construction with composite front door and space for coats and shoes, door to-

ENTRANCE HALL- A bright and welcoming hallway with turning staircase to the first floor, double glazed windows, wood flooring.

SITTING ROOM- A generous room with large front aspect double glazed window, wood flooring, opening to-

KITCHEN BREAKFAST ROOM- A super light and airy room, fitted with a comprehensive range of light fronted "Shaker" style units, contrasting worktops with inset sink and swan neck mixer tap, 4 burner stainless steel gas hob with matching chimney style cooker hood over, 2x eye level matching ovens fitted into tall cabinets, integrated dishwasher, space for tall fridge freezer, rear aspect double glazed window and matching double doors opening onto the rear garden, side aspect double glazed door, wood flooring, opening to-

DINING ROOM- Built-in cupboards, wood flooring.

CLOAKROOM/W.C.- Fitted modern white low level W.C., wash hand basin set in vanity unit with tiled splash area, obscured double glazed window, wood flooring.

FIRST FLOOR LANDING- Side aspect double glazed window, hatch to loft space.

MASTER BEDROOM- A wonderful, bright and spacious room with large rear aspect double glazed window overlooking the garden.

DRESSING ROOM- Ample hanging rail and space for a dressing table.





Property...

ENSUITE SHOWER ROOM- Modern white suite comprising a walk-in shower cubicle with tempered glass door and tiled walls, twin wash hand basins with central mixer tap and tiled splash area set on a timber unit with drawers, low level W.C., heated towel rail, obscured double glazed window.

BEDROOM- A good size double room with a large front aspect double glazed window.

BEDROOM- A double room with side aspect double glazed window.

BEDROOM- Front aspect double glazed window.

FAMILY BATHROOM- Refitted modern white suite with panel enclosed bath and chrome mixer tap, tempered glass shower cubicle with striking blue tiled walls, wash hand basin with chrome mixer tap set in vanity unit, low level W.C., chrome heated towel rail, obscured double glazed window, rubber style luxury vinyl flooring.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Outside + Location...

FRONT GARDEN- Open aspect with area of lawn and mature hedge, attractive resin driveway providing parking for 4+ cars and access to-

GARAGE- Up and over door, power, light, rear aspect window and door opening onto the rear garden.

REAR GARDEN- A wonderful larger than average level garden, of open aspect and mainly laid to lawn with a generous area of paved patio, timber shed, outside tap and gated side access.

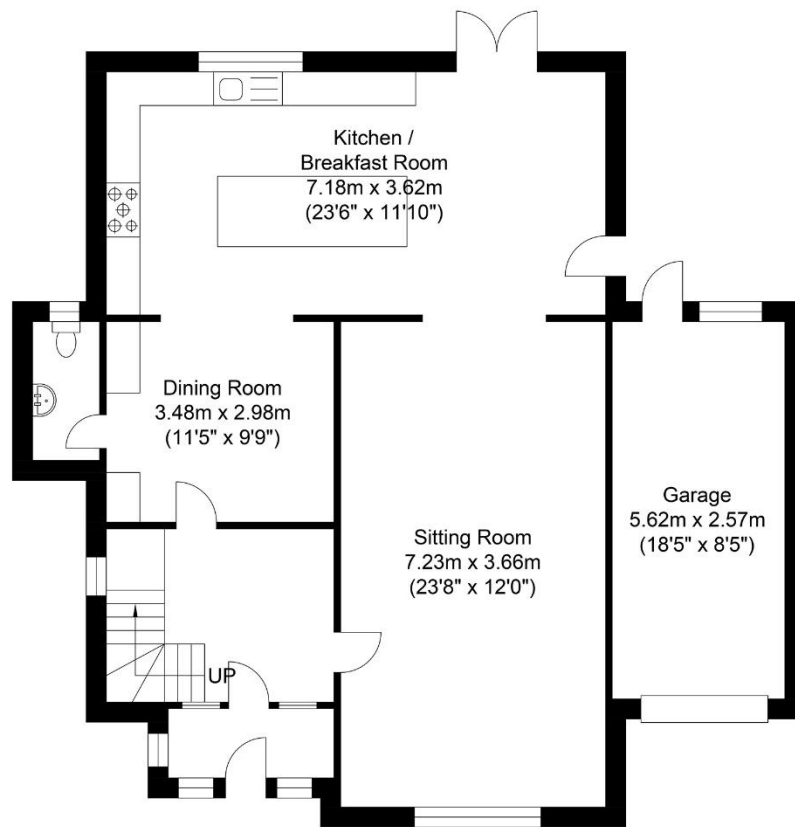
LOCATION

Shepherds Way is located in the heart of Ringmer and is within easy walking distance to the shops, doctors surgery and local coffee shop with access to scenic walks via nearby Gote Lane.

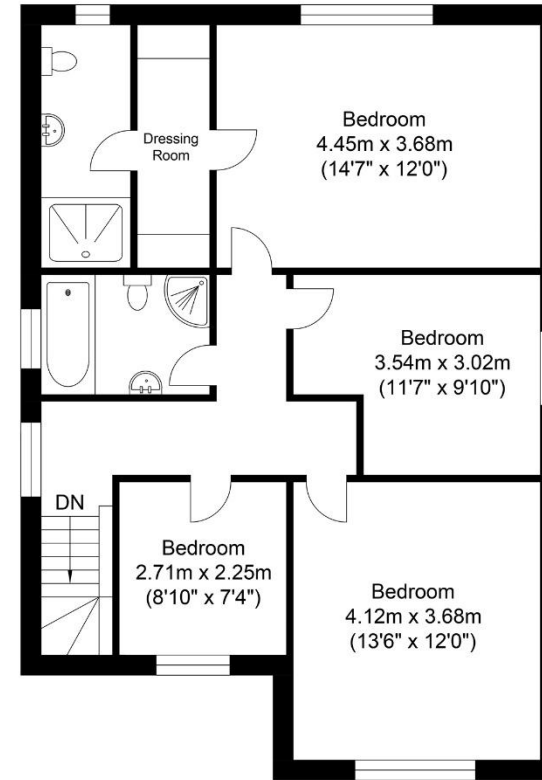
Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy and also two public houses within the village and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.



Tenure - Freehold
Gas central heating
Double Glazing
EPC Rating - F
Council Tax Band - E



Ground Floor
Approximate Floor Area
1034.73 sq ft
(96.13 sq m)



First Floor
Approximate Floor Area
813.10 sq ft
(75.54 sq m)

Approximate Gross Internal Area (Including Garage) = 171.67 sq m / 1847.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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