



£725,000 offers in excess of
2 Upper Lodge Farm Cottages, The Broyle, Ringmer, East Sussex, BN8 5AP

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Overview...

A great opportunity to purchase this beautiful 3/4-bedroom semi-detached home situated on the outskirts of the popular village of Ringmer.

The 1,173 sqft home boasts an open plan sitting room, a modern fitted kitchen and further reception room. A spacious conservatory which backs onto the beautifully maintained garden and a ground floor cloakroom completes the ground floor. On the first floor there are three bedrooms all with stunning views of the Sussex countryside and a modern fitted family bathroom.

The property further benefits from a detached garage and converted studio office/occasional bedroom with heating and shower room; extensive driveway and attractive gardens with features such as a pond with jetty, kitchen garden with heritage style greenhouse and raised beds and wonderful views of the local countryside.



The property...

ENTRANCE HALL- Composite front door with stairs ahead to first floor. Two front aspect windows overlooking the front of the property

CLOAKROOM/W.C.- Modern suite comprising of a pedestal handwash basin with mosaic tiled splashback and low-level W.C. wood floors.

SITTING ROOM- Front aspect windows overlooking front of property and glimpses of the local countryside. Fireplace with open fire and fitted cupboard and shelves to the sides. Wood floors. Large opening to;

KITCHEN- A modern fitted kitchen finished in a wood look finish and comprising of a range of cupboards and drawers and open shelves and complimented by a stone worksurface. 4 ring ceramic hob with cooker hood above and oven to side. 2 bowl stainless steel sink with mixer tap and rear aspect window above, space for American style fridge freezer. Understairs storage cupboard and travertine tiled stone floor with underfloor heating and door to conservatory. Large opening to;

FURTHER RECEPTION ROOM- Side aspect window overlooking the garden and pond. Double doors to conservatory and opening to entrance hall.

CONSERVATORY- A generously sized modern conservatory with a double-glazed roof and triple aspect views over the garden and local countryside. The conservatory offers space for a dining table and sofa, features a travertine tiled floor with underfloor heating. Double doors to garden.

FIRST FLOOR LANDING- Airing cupboard. White painted latched doors to principal rooms.

BEDROOM 1- A dual aspect double bedroom with built in wardrobes with sliding doors. Side aspect window overlooking the garden and pond, and rear aspect window overlooking the garden, greenhouse and adjoining countryside.

BEDROOM 2- Double bedroom with front aspect window with far reaching uninterrupted views of fields to the front.



The property...

BEDROOM 3- A comfortable bedroom with far reaching views of the adjoining countryside to the rear.

SHOWER ROOM- Modern suite comprising of a generously sized walk-in shower with glass screen, handwash basin with mixer tap, rear aspect window and low-level W.C.

OUT BUILDINGS

DEATCHED GARAGE- Measuring a generous 18'9 x 17'6 and with power points and light. Door to adjoining;

HOME OFFICE- Fully decorated and insulated with windows to both sides enjoying views of the garden. Glazed double doors open to a Decked Terrace and the rest of the garden.

STUDIO/BEDROOM 4- Located above the Garage and Home Office and accessible via an external staircase. Glazed double doors open to the fully decorated, heated and insulated Studio Room, ideal for working from home or perhaps for use as guest accommodation. 4 Velux windows flood the room with natural light and a door opens to;

EnSUITE SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with sliding doors and electric shower, wc and wash hand basin.

Title - Freehold

Council Tax Band - E

EPC Rating - D

Oil Fired Central Heating with electric underfloor heating - Double Glazing - Private Drainage Septic Tank





Outside...

FRONT GARDEN- Five bar gate opens to a more than generous gravel driveway which leads to the garage. Gated access to garden. Brick built store.

REAR GARDEN - An extensive and landscaped garden. The garden is a true credit to the property being cleverly designed into various areas. These include an enviable pond with jetty with space for a table and chairs to enjoy the views of the garden and adjoining countryside. The pond is surrounded by an extensive lawn with mature and established trees. A short walk through a pergola adjacent to an impressive chicken coop leads to a raised Decked Terrace which makes the most of the wonderful views and continues to the kitchen garden. The kitchen garden is beautifully presented with many raised vegetable patches with gravelled paths meandering through which lead to a pretty heritage style greenhouse.





Location...

The property is located just beyond The Broyle which links the villages of Ringmer and Laughton and offers immediate access to wonderful walks across the local countryside.

Ringmer is considered to be one of the largest villages in East Sussex, boasting a nursery, and both primary and secondary schools and an excellent, late running bus service to Lewes, Brighton and Eastbourne. Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics, to yoga or even the local history club. **Nearby Lewes** offers further options including golf, rugby, tennis, swimming, cycling and athletics to name a few. Lewes also has a wide selection of shops, cafes and restaurants and boasts mainline rail services to London and Gatwick.



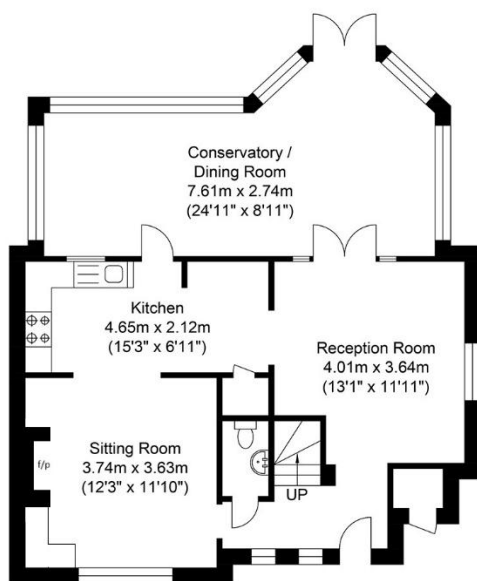


Enquiries...

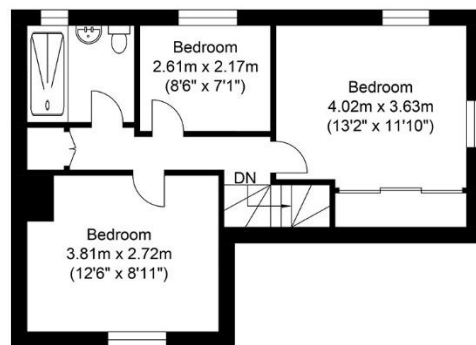
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

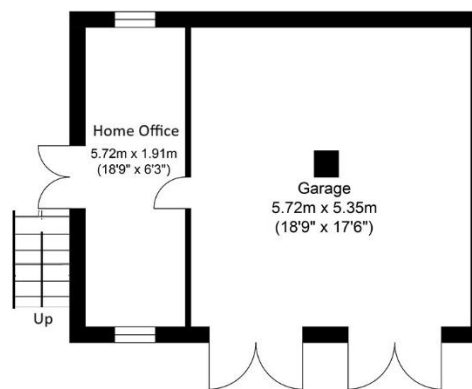
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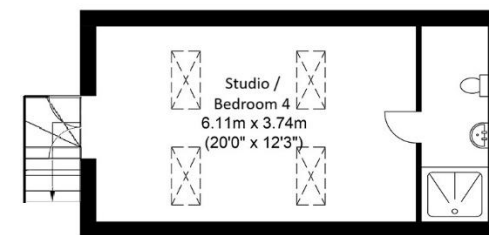
Ground Floor
Approximate Floor Area
747.23 sq ft
(69.42 sq m)



First Floor
Approximate Floor Area
426.57 sq ft
(39.63 sq m)



Garage
Approximate Floor Area
453.16 sq ft
(42.10 sq m)



Outbuilding
Approximate Floor Area
301.38 sq ft
(28.0 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 109.05 sq m / 1173.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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