



£750,000 guide price

5 Northill Close, Ringmer, East Sussex, BN8 5GG

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

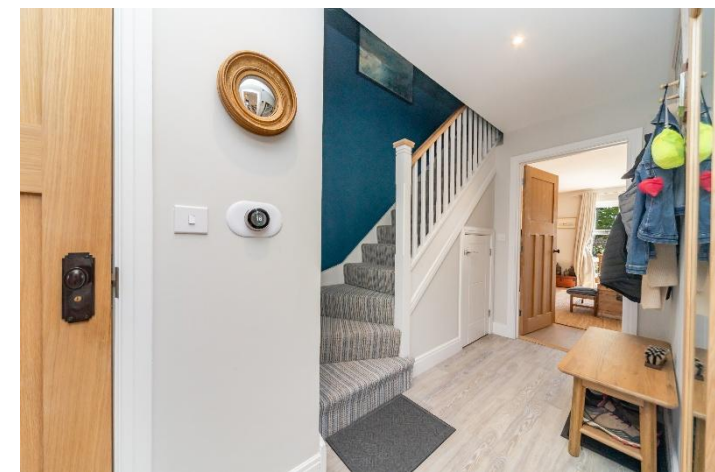
A beautifully presented modern detached home in a quiet private close, overlooking the green and offering generous, flexible family accommodation. Boasting an established rear garden, garage and driveway parking. Built around four years ago and still benefiting from its NHBC warranty, the house combines the ease of a newer home with a more settled village feel, together with thoughtful energy efficient features including solar PV, battery storage, EV charging and an EPC B rating.

The house is arranged with practical modern living in mind. The kitchen/dining room forms a sociable heart of the home, with space for family meals and entertaining, while the rear sitting room opens directly onto the garden and enjoys a bright rear aspect. Upstairs, there are three double bedrooms, two en suites, and a fourth bedroom which also works well as a study, nursery or guest room.

To the rear, the garden is unusually generous for a newer home and has already begun to establish itself, with planting, lawn and space to sit, play and entertain.

The setting is one of the house's quiet strengths: a small private close of just six homes, overlooking the green, within easy reach of Ringmer's village shops, school, countryside walks and routes into Lewes

VIEWING RECOMMENDED



## The property...

**ENTRANCE HALL-** Composite front door, storage cupboard, stairs to first floor and door to-

**CLOAKROOM/W.C.-** White low-level W.C. with tiled behind, wash hand basin with tiled splashback, obscured window and chrome heated towel rail

**KITCHEN/DINING ROOM-** At the heart of the home is an open plan modern fitted kitchen/dining room, a social space creating a seamless flow. The modern fitted kitchen comprises of white flushed wall and base units with works surfaces over. One and half bowl sink with double glazed window above, bringing natural light to the room and overlooking the front of the property; 4 ring gas hob with chimney style cooker hood above and splashback. Integrated eye level double oven, integrated fridge freezer, wine fridge and dishwasher. This opens into a space for dining table. Double doors then open into-

**SITTING ROOM-** A great size space, measuring 16'4ft x 15'2ft, with expansive double-glazed windows and doors flooding the room with natural light and providing direct access to the rear garden. There's a feature fireplace with a flushed mantel and surround, encasing a cast iron fireplace.

**FIRST FLOOR LANDING-** Airing cupboard, hatch to loft and doors to principal rooms

**BEDROOM 1-** A generous double bedroom, measuring 19'1ft x 10ft, with an expansive front aspect window giving pretty views of the green opposite, door to-

**EN SUITE-** Walk in shower with tiled surround and glass screen, wc, hand wash basin with mixer tap and set in vanity unit below, obscured window and tiled flooring

**BEDROOM 2-** A super double room with rear aspect double glazed windows and door to-

**EN SUITE-** Walk in shower with tiled surround and glass doors, hand wash basin with mixer tap and set in vanity unit below, wc, chrome heated towel rail and tiled flooring and walls





## *Property and Outside...*

---

**BEDROOM 3-** A good size double room with front aspect double glazed window overlooking the front of the property

**BEDROOM/STUDY-** A good space with a front aspect double-glazed window, ideal as a guest bedroom, home office or nursery

**BATHROOM-** Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and obscured windows.

**FRONT GARDEN-** Block paved driveway leading to a garage with roller door, with areas for potted plants and shrubs. The garage includes EV charger.

**REAR GARDEN-** A deceptively generous garden to the rear, well established with a range of plants, trees and flowers. A choice of laid to lawn and paved areas create a great mix for keen gardeners, entertaining and relaxing. Furthered by outdoor lighting and tap with private gate for side access.

**PARKING-** In front of the garage, ample parking is available in the close, however is not allocated





## Location...

---

**Northill Close** - Situated on a new development that is just four years old. The cul de sac comprises of just 6 properties.

A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

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.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather.

Tenure - Freehold

Residents Association Charge- apx £392.94 p.a.

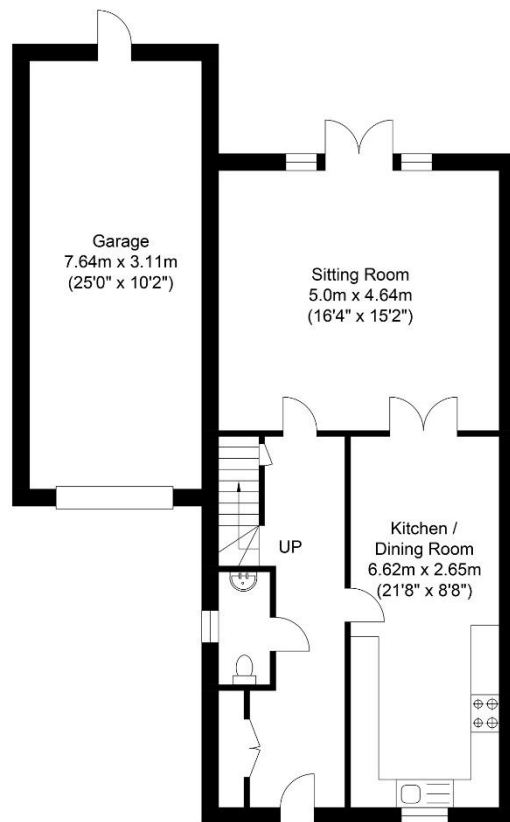
Modern Gas central Heating - Modern Double Glazing - NHBC warranty with apx 6 Years Remaining

EPC Rating - B

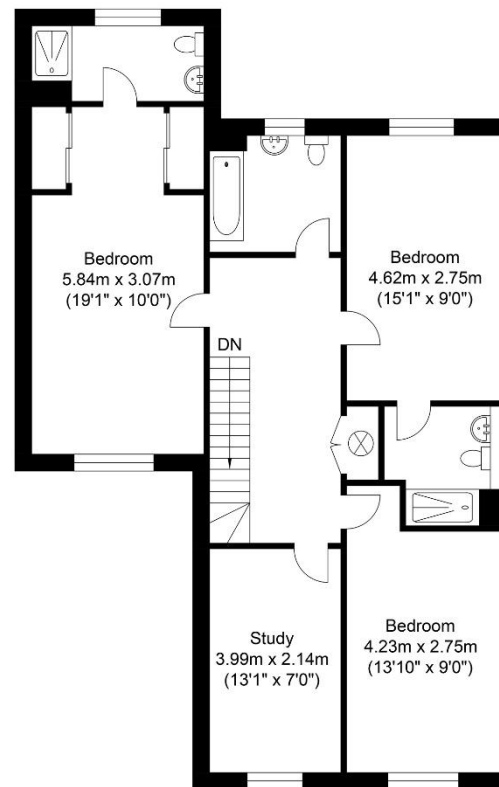
Council Tax Band - F

Solar Panel PV with inverter and battery





Ground Floor  
Approximate Floor Area  
882.21 sq ft  
(81.96 sq m)



First Floor  
Approximate Floor Area  
882.21 sq ft  
(81.96 sq m)

Approximate Gross Internal Area (Including Garage) = 163.92 sq m / 1764.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947