



Downholm, Lewes Road, Ringmer, East Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Downholm, Lewes Road Ringmer, BN8 5QB

A generous detached 5 bedroom late Victorian home set in the heart of the historic village of Ringmer South-Easterly garden and annexe potential.

Ringmer 0.4 mile, Lewes and station 3.4 miles (London Victoria 63 minutes), London Gatwick Airport 29.3 miles, central London 61.7 miles

Reception hall | Drawing room | Dining room
Kitchen/Family room | Cloakroom | Cellar
Principal bedroom with en suite shower room
4 Additional bedrooms, 1 en suite | Family bathroom | Utility room with cloakroom/shower room | Garden | Garage | EPC rating D

The property

Downholm is an attractive double-fronted period family home offering 3,000 sq. ft. of sensitively modernised accommodation arranged over three floors. Configured to provide an ideal family and entertaining space and featuring a wealth of original features throughout, the ground floor accommodation flows from a welcoming reception hall with useful cloakroom. This leads to the spacious drawing room and reception/office, both with large bay windows and the drawing room having a feature cast iron open fireplace and further side aspect bay window. Adjacent is a well-proportioned dining room with feature cast iron open fireplace and bi-fold doors to the rear terrace. The rear aspect kitchen/family room has a range of wall and base units and modern integrated appliances, with doors to both the rear patio and to a laundry store. The ground floor accommodation is completed by a fitted utility room with en suite cloakroom/shower room and doors to both front aspect and rear terrace. The property also benefits from a generous cellar, suitable for a variety of uses.

On the first floor the property offers a generous principal bedroom and an additional double

bedroom, both with large bay windows, built-in storage and modern en suite shower rooms. There are two additional double bedrooms, one currently being used as a study, and a modern family bathroom. The property's remaining spacious L-shaped double bedroom can be found on the second floor, again with built-in storage. Opposite this there is a generous loft space.

Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a gravelled in-and-out forecourt offering private parking, a side driveway giving access to the detached garage to the rear. The garage was built 4 years ago and originally intended as a remote office or gym room. It is an insulated space with versatile uses. The well-maintained garden is laid mainly to level lawn bordered by mature shrubs and features numerous seating areas, a generous paved terrace and a large wraparound split-level gravelled terrace, the whole ideal for entertaining and al fresco dining.

Location

Downholm sits near to the centre of the historic village of Ringmer, one of the largest villages in Southern England, which has a good range of day-to-day amenities including a church, village hall, parade of local shops, cafés, popular nursery, primary and secondary schools and a variety of village sporting clubs. The property is a short walk to The South Downs National park, offering beautiful walks, with nearby bus stop, giving regular service to Lewes and Brighton. The historic county town of Lewes provides an extensive range of boutique shops, supermarkets, cafés, restaurants, inns, services and recreational and leisure amenities. Communications links are excellent: Lewes station offers regular direct trains to central London, and the A26 Maidstone to Newhaven road links to the national road and motorway network and to London and its airports. The area offers a wide range of independent schools including Lewes Old Grammar, Northease Manor, Annan, Bede's Senior, Oxford International





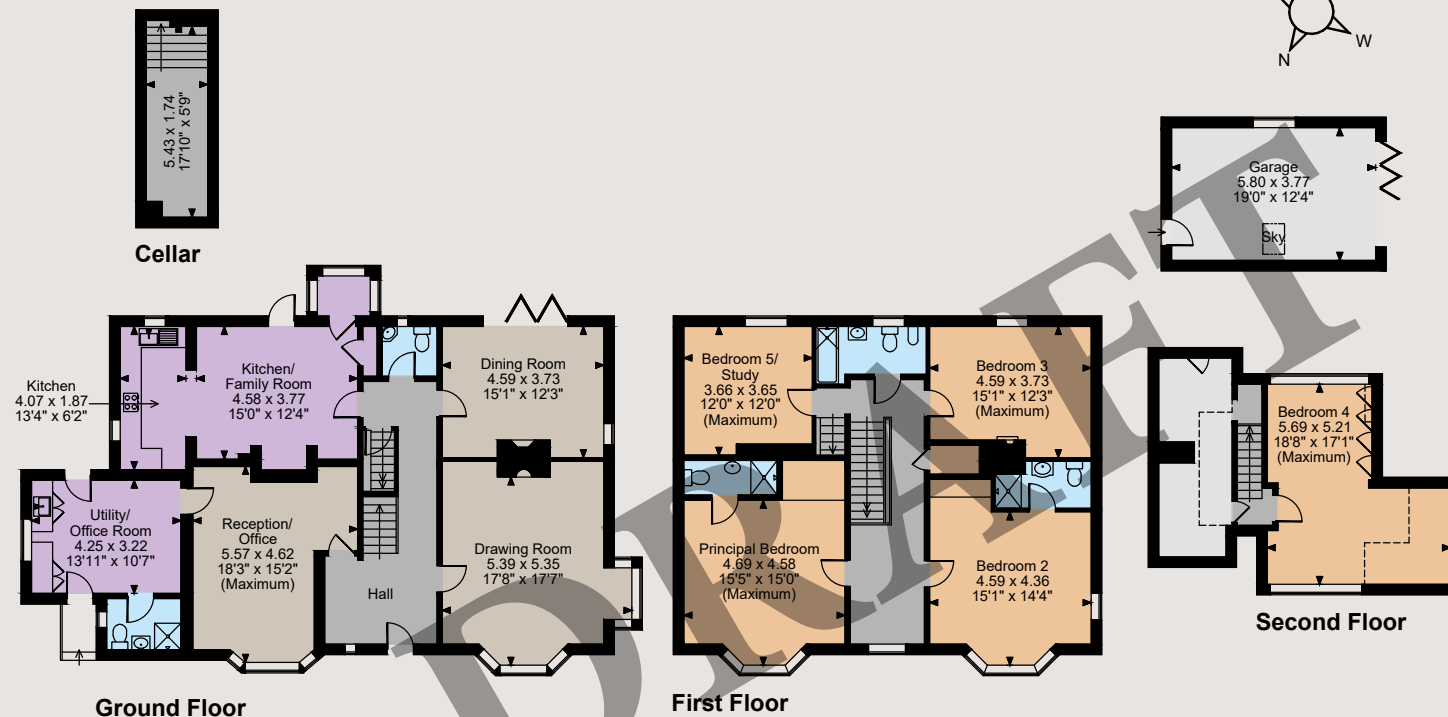








Floorplans
House internal area 3,000 sq ft (279 sq m)
Garage internal area 235 sq ft (22 sq m)
Total internal area 3,235 sq ft (301 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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Directions

From Strutt & Parker's Lewes office turn right onto Market Street (A2029/A277), bear right onto Little East Street (A2029) and after 0.4 mile at the roundabout take the 1st exit onto Malling Street (A26). Turn right onto B2192, after 2.1 miles turn right onto The Maples and the property can be found on the left.

General

Local Authority:

Lewes District Council Tel: 0800 023 7080

East Sussex County Council Tel: 0345 608

0190**Services:** All mains services. Gas-fired central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £925,000

Lewes

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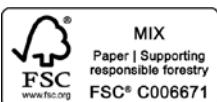
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