




# Little Manor


Lewes Road, Ringmer, East Sussex

A fine Grade II\* listed property with studio annexe and charming gardens, located in the heart of Ringmer village.


A handsome double-fronted period family home with features including sash and casement glazing, exposed beams and an original 18th century inglenook fireplace. Enjoying far-reaching rural views over East Sussex countryside, with private driveway and studio annexe, conveniently located just 2.8 miles from Lewes' eclectic High Street.




3 RECEPTION ROOMS




6 BEDROOMS




2 BATHROOMS




DRIVEWAY/ GARAGING




GARDENS




FREEHOLD



VILLAGE



2,959 SQ FT



£2,100,000 GUIDE PRICE

The property

Featuring an 18th-century frontage to what is likely a Queen Anne build, and acknowledged as one of the finest houses in Ringmer, Little Manor is a handsome double-fronted family home offering nearly 3,000 sq ft of light-filled, flexible accommodation arranged over three floors.

The accommodation flows from a welcoming part-panelled reception hall with parquet flooring, useful storage, and a door to the side aspect. It includes a generous sitting room with full-height glazing and a feature arched fireplace with woodburner, which opens into a garden room with further full-height glazing and doors onto the terrace. Additional ground floor reception spaces include a wooden-floored study and a parquet-floored dining room, featuring wood-panelled walls believed to have originated from nearby Glyndebourne and an impressive original inglenook fireplace.

A service wing completes the ground floor, comprising a flagstone-floored kitchen with a range of wall and base units, complementary work surfaces, and an inglenook with an ornate carved bressummer beam. There is also a boot room with courtyard access and a useful cloakroom with an integrated utility area.

On the first floor the property provides a principal bedroom with wide floorboards, feature fireplace, fitted storage and Jack and Jill access to an en suite family bathroom, also accessible from the landing, a vaulted double bedroom with fitted dressing area and en suite bathroom and two further double bedrooms, both with feature fireplaces. The property's two remaining vaulted double bedrooms can be found on the second floor.

There is a studio annexe, with separate entrance from the driveway. The annexe features a hallway with bathroom and separate WC, stairs rising to 'L' shaped studio, comprising living and kitchen areas.





## Outside

The property is approached through twin pillars and a five bar gate over a driveway providing private parking and giving access to a part open-sided two-roomed barn and to a large link-attached outbuilding providing an open-sided double garage, a workshop, store, open-sided garden room and annexe hallway with bathroom with separate WC and stairs rising to a studio annexe with vaulted living and kitchen areas.

The formal part-walled wraparound garden is laid mainly to level lawn and features a pond, a courtyard accessible from the boot room, an orchard and a wraparound paved terrace linking the two garden rooms. The whole space is ideal for entertaining and al fresco dining, and enjoys far-reaching views over open South Downs countryside.

## Location

Centred around a village green and only a short walk to the South Downs National Park, the large historic village of Ringmer offers amenities including a parade of local shops, cafés, village hall, church, popular nursery, primary and secondary schools and a variety of village sports clubs. The historic county town of Lewes provides an extensive range of independent shops, supermarkets, services, cafés, restaurants and recreational and leisure amenities. The coastal business and entertainment centres of Brighton and Eastbourne both offer comprehensive amenities and water sports. Communications links are excellent: Ringmer benefits from a bus stop with regular services to Lewes and Brighton, Glynde (2.8 miles) and Lewes (3.1 miles) stations offer regular services to central London, and the A26 links to the national road and motorway network, London and its airports.



## Distances

- Lewes 2.9 miles
- Laughton 3.8 miles
- Uckfield 6.6 miles
- Brighton 12.1 miles
- Eastbourne 17.4 miles
- London Gatwick Airport 27.3 miles
- Central London 70.2 miles
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## Nearby Stations

- Lewes
- Cooksbridge

## Key Locations

- South Downs National Park and South Downs Way
- Glyndebourne
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum

- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier
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## Nearby Schools

- Ringmer Primary and Nursery School
- Kings Academy Ringmer
- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Barcombe CofE Primary School
- Annan
- Plumpton College
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 2,959 sq ft (275 sq m)

Garage internal area 325 sq ft (30 sq m)

Outbuilding internal area 1,033 sq ft (96 sq m)

Annexe internal area 345 sq ft (32 sq m)

Total internal area 4,662 sq ft (433 sq m)

For identification purposes only.

## Directions

BN8 5ET

what3words: ///blissful.pounce.lasted

## General

Local Authority: Lewes District Council

Services: Mains electricity, water and drainage. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

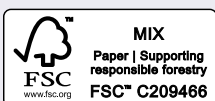
EPC Rating: TBC

## Lewes

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