



# Neaves Cottage

Neaves Lane, Ringmer, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A most attractive grade II listed cottage in a tranquil setting formally of the Glyndebourne Estate with stunning views

A generous detached country cottage with beautiful views to the South Downs and enjoying a peaceful position on the edge of Ringmer village and within four miles of the sought-after historic town of Lewes, with stunning rolling countryside on its doorstep and the Sussex coastline with-in easy reach.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DRIVEWAY**



**0.9 ACRES**



**FREEHOLD**



**EDGE OF VILLAGE**



**2048 SQ FT**



**£1,450,000**



### The property

Neaves Cottage is a charming detached period cottage originally forming part of the Glyndebourne Estate and has been extensively restored and beautifully maintained by the present owners who have been the custodians for the past 30 years. The property providing five bedrooms and a wealth of splendid character features, in this secluded setting near Ringmer and Lewes. The cottage features attractive red brick and tiled elevations outside, while inside there is light, airy and flexible accommodation combining attractive period details with elegant, understated modern styling.

The reception hall provides an impressive welcome to the home with its tiled flooring and timber beams overhead. Just off the reception hall are the drawing room and sitting room, which are divided by a step but otherwise form a continuous open-plan living and entertaining space. They have wooden flooring and exposed beams overhead, while there is also a woodburning stove in the sitting area. The ground

floor also has a bespoke kitchen with a dining area, which has a dual aspect welcoming plenty of natural light and offers plenty of space for a family dining table. The kitchen itself has wooden storage units to base and wall level, as well as a butler sink and integrated appliances by Neff and Miele. The reception hall also has access to the utility room and door opening to the garden.

On the first floor there is a spacious landing, which could provide a seating area or study area, with four first-floor bedrooms off the landing. These include the principal bedroom with its built-in wardrobes and en suite bathroom, which has a bathtub with a shower attachment. The first floor also has a family bathroom which features an over-bath shower with a pressurised rainfall shower head. Stairs continue from the landing to the second floor, where there is a further generous double bedroom among the timber eaves with skylights, cubby storage and an en suite shower room.

















## Outside

The house is set in magnificent country gardens and surrounded by beautiful rolling fields. At the front, a white picket gate opens onto the front gardens, with a central pathway leading to the entrance and on either side, areas of lawn with herbaceous borders with wildflowers, as well as established hedgerows and mature trees. The gardens continue to the side, where there is lawn, meadow and a large, tranquil pond which is a haven for wildlife. At the rear there are further lawns, ornamental gardens with box hedging and well-trimmed hedgerows, a meadow and an orchard, while the sunny patio area provides space for al fresco dining and stunning views across the gardens. There are also two storage sheds and a garden room, which is ideal for use as a home office.

## Location

The popular village of Ringmer lies in a picturesque rural position on the edge of the South Downs National Park and just three miles from the historic town of Lewes. The village has several everyday amenities, including a local shop and post office, a

village hall, cafés, pubs and both a primary and secondary school. Lewes has further amenities, including a choice of shops, supermarkets, restaurants and cafés, while Brighton and the Sussex coast are also within easy reach. Lewes offers further schooling, including the independent Lewes Old Grammar School. The area is well connected by road, with the A26 and A27 nearby providing access toward Lewes, Uckfield, Brighton and Eastbourne, while mainline rail services are available from Lewes (London 1 hr 10min)



## Distances

- Ringmer 1.4 miles
- Lewes 4.2 miles
- Uckfield 7.5 miles
- Hailsham 9.5 miles
- Brighton 13.5 miles
- Eastbourne 15 miles

## Nearby Stations

- Glynde
- Lewes
- Cooksbridge

## Key Locations

- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens

- Lewes Priory
- Monk's House (National Trust)
- Glyndebourne
- Sussex Heritage Coast

## Nearby Schools

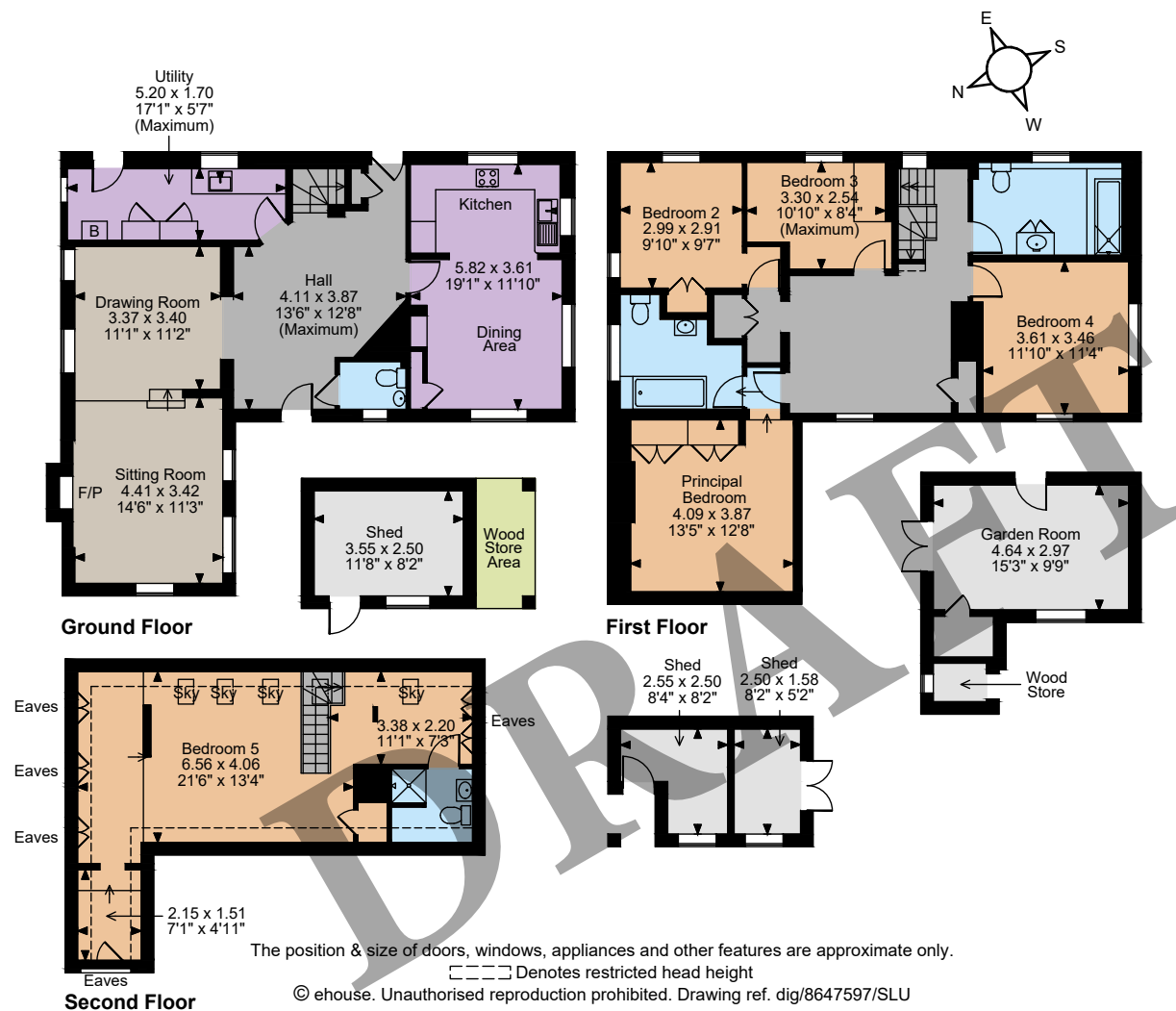
- Ilford and Kingston CofE Primary School
- Wallands Community Primary and Nursery School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Northease Manor School
- Rudyard Kipling Primary School and Nursery
- Priory School
- Hamsey Community Primary School
- South Malling CofE Primary and Nursery School
- Little Horstead Primary School











## Floorplans

Main House internal area 2,084 sq ft (194 sq m)

Garden Room/Sheds internal area 362 sq ft (34 sq m)

Total internal area 2,446 sq ft (227 sq m)

Quoted Area Excludes 'External Wood Store'

For identification purposes only.

## Directions

BN8 5UA

**what3words:** ///novels.gladiators.passenger - brings you to the property

## General

**Local Authority:** Lewes District Council

**Services:** Mains water and electricity. Oil fired boiler. Private drainage system (we believe this system is compliant)

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

**Council Tax:** Band G

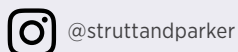
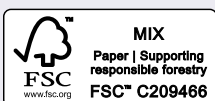
## Lewes

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