



Cherry Cottage

Ripe Lane, Ripe, East Sussex

A charming detached weatherboarded home set within beautiful gardens in a peaceful village location

An attractive period property offering characterful living space across two floors. Featuring classic white weatherboarded elevations and a wealth of internal features, the home is situated in the heart of the Sussex countryside, enjoying a private position with beautiful grounds and picturesque rural views.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



LARGE DRIVEWAY



0.78 ACRES



FREEHOLD



RURAL/VILLAGE



1,717 SQ FT



**GUIDE PRICE
£1,125,000**



The property

Cherry Cottage is a characterful four-bedroom detached home, offering attractive, flexible living space that blends period charm with comfortable modern living.

The ground floor accommodation is centred around two principal reception rooms, which are adjoined in a semi open-plan layout. The triple-aspect sitting room features French doors opening to gardens at the side, while a central fireplace separates the sitting room from the dining room, which is characterised by exposed timber beams and wooden flooring. The kitchen is fitted with traditional shaker-style cabinetry, tiled flooring, and a cast-iron, enamelled Aga, with ample space for a breakfast table and French doors leading out to the sunny rear gardens. A functional utility room and a pantry provide useful storage space, while a cloakroom completes the ground floor layout.

On the first floor, the landing leads to four bedrooms and a family bathroom. The principal bedroom is a generous double with a dual aspect, benefiting

from an open en-suite bathroom with a freestanding bathtub, from which you can take in the views across the rear gardens to the countryside beyond. The second bedroom also benefits from an en suite bathroom.

Outside

The property is set within substantial, well-maintained gardens that wrap around the house, offering a high degree of privacy. Predominantly laid to lawn, the grounds are interspersed with a variety of mature specimen trees and established hedging. A large brick-paved terrace extends from the rear of the cottage, providing an ideal space for outdoor seating and al fresco dining. This area is bordered by low brick walls and has steps leading up to the lawn. Post and rail fencing and a gated entrance separate the formal gardens from the wider grounds, which include rolling meadows and various mature trees, and back onto open countryside, enhancing the sense of rural tranquillity. Extensive parking on the gravel driveway to the side of the house, where there is space for several vehicles.



Location

The property is situated in a charming rural location on Ripe Lane, between the villages of Ripe and Chalvington, within convenient reach of Lewes and Hailsham. Ripe provides a local shop and village amenities, while Chalvington has a parish church, village hall and primary school. The historic county town of Lewes, approximately eight miles away, offers a wide range of shops, cafés, restaurants and cultural attractions, while Hailsham, Eastbourne and the Sussex coast are also easily accessible. The area benefits from a selection of schooling options, including the independent Lewes Old Grammar School and Bede's Senior School. Transport links are excellent, with the A26 and A27 providing road connections to Lewes, Uckfield, Brighton and Eastbourne, and mainline rail services from Lewes railway station reaching London Victoria in approximately 1 hour 10 minutes.

Distances

- Lewes 8 miles
- Uckfield 9.7 miles
- Eastbourne 13.1 miles
- Brighton 15.7 miles

Nearby Stations

- Berwick (Sussex)
- Lewes

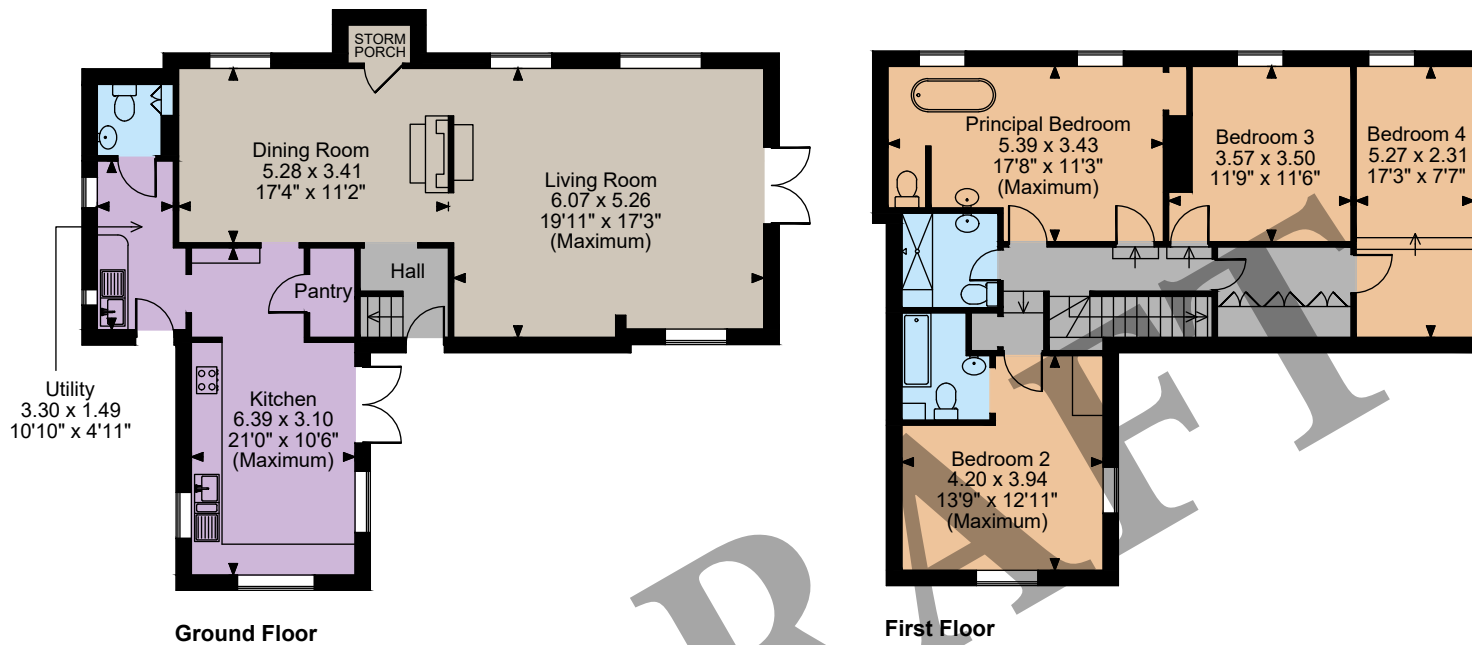
Key Locations

- Firle Place
- Seven Sisters
- Charleston

Nearby Schools

- Lewes Old Grammar School
- Bede's Senior School
- Eastbourne College
- Uckfield College





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans
 House internal area 1,717 sq ft (159 sq m)
 For identification purposes only.

Directions
 BN8 6AR

what3words: ///clays.land.ends - brings you to the driveway

General

Local Authority: Wealden District Council
Services: Mains water and electricity. Oil fired boiler. Private draining which we understand from the owners is compliant with current regulations.

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

Council Tax: Band G

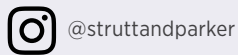
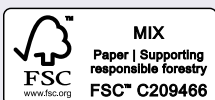
EPC Rating: Band E

Lewes

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