



Eckington House, Ripe Lane, Ripe, East Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Eckington House, Ripe Lane, Ripe, East Sussex BN8 6AR

A handsome Grade II* Listed house which has been meticulously restored with attractive gardens, in a sought-after village setting

Hailsham 6.5 miles, Lewes town centre 7.5 miles, Lewes mainline station 7.8 miles (1 hour 10 minutes to London Victoria), Brighton 13.0 miles, M23 (Jct 11) 30 miles

Porch | Reception hall | Drawing room | Sitting room | Library | Dining room | Kitchen/breakfast room | Pantry | Boot room | Utility | Guest cloakroom | Cellar | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite Family bathroom | Large flexible second floor ready for use as a fifth bedroom plus office space | Outhouse | Garage/workshop Summerhouse | Gardens

The property

Eckington House is a magnificent Grade II* Listed home which is thought to date circa 1620 to 1640. The property offers handsome red brick elevations and 4,000 sq. ft of beautifully presented accommodation. Original details including exposed timber beams and impressive fireplaces sit alongside understated modern décor and fittings.

The two main reception rooms at the front of the house are the similarly proportioned drawing room and dining room. The drawing room has a dual aspect and a grand fireplace with a multi-fuel log burner, while the dining room also features a multi-fuel stove. The inner hall leads to the library with its stylish colour scheme, fitted shelving and door opening onto the rear garden, as well as to the comfortable sitting room with fireplace and multi-fuel stove, which also opens to the garden. The kitchen and breakfast room has space for a breakfast table

for informal dining, as well as fitted units to base and wall level, integrated appliances and an (off peak electricity) electric Aga. The pantry, boot room, utility and cellar all provide further space for home storage and appliances.

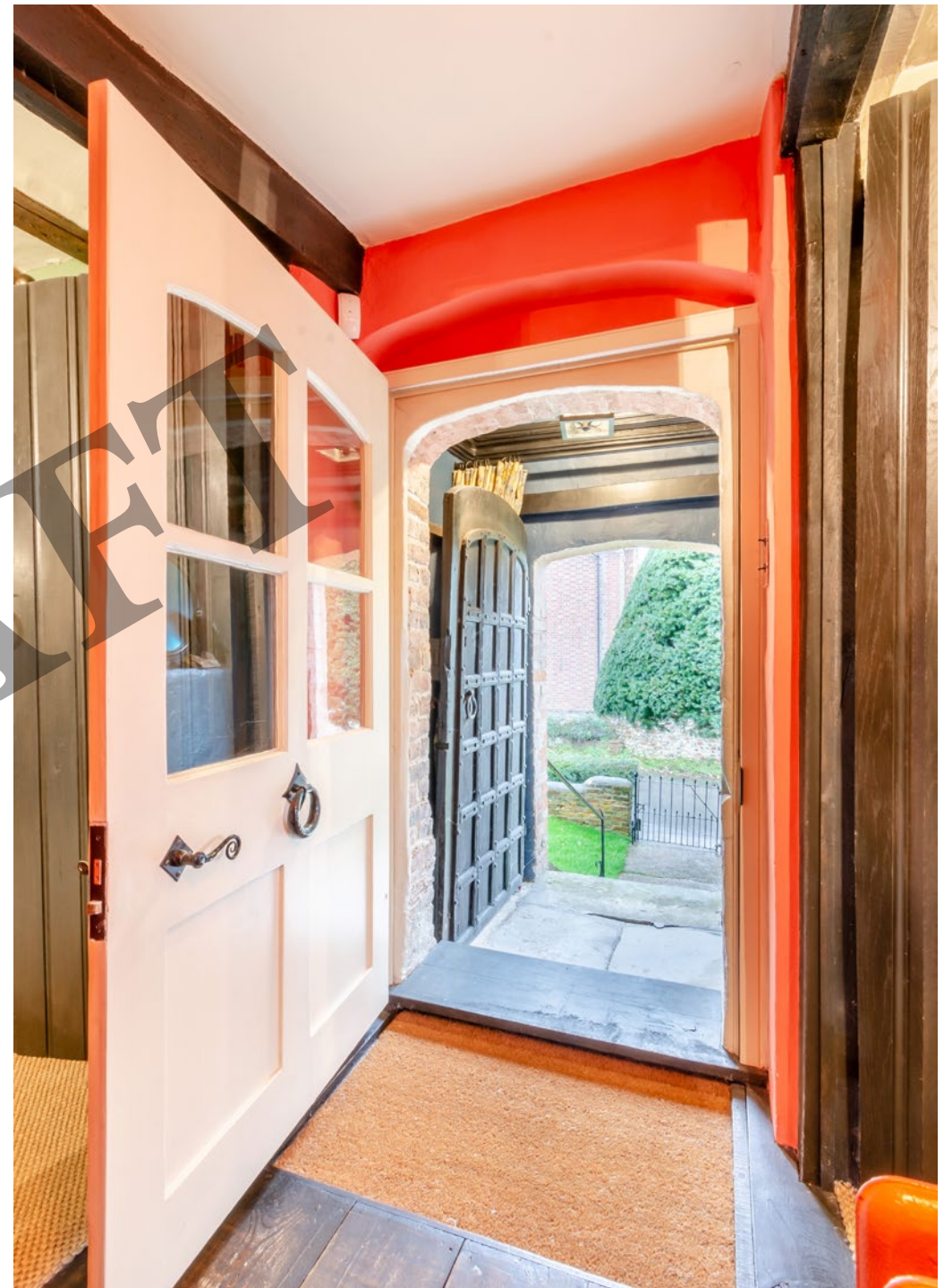
The first floor having an impressive landing. The principal suite with stunning beamed ceiling, multi-fuel stove and generous en-suite bathroom, three further double bedrooms, one of which having en suite bathroom with over-bath shower. A family bathroom completes this floor, while stairs continue to the second floor to a large studio space amidst the timber roof eaves and a study area and a dressing area.

Outside

At the entrance to the property, a gravel driveway provides plenty of parking space and an EV charger, plus access to two outbuildings – the garage and workshop space, as well as a further brick-built outbuilding. The front garden has areas of lawn with neatly pruned hedgerows and trees. At the rear, the theme continues with immaculate topiary of shrubs, trees and hedgerows. The garden includes rolling lawns, paved terracing, a pond and various mature trees including fruit trees. Additionally, there is a summerhouse and a vegetable garden with raised beds.

Location

The property is set in the heart of the small, charming village of Ripe, surrounded by beautiful countryside and between the towns of Hailsham and Lewes. Ripe has a local shop with a post office. Lewes is just seven miles away and provides a choice of shops, supermarkets, restaurants and cafés, while Hailsham, Eastbourne and the Sussex coast are also within easy reach. Lewes and Hailsham offer further schooling, including the independent Lewes Old Grammar School and Bede's Senior School in Hailsham. 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 (1 hour 10 minutes to London Victoria).





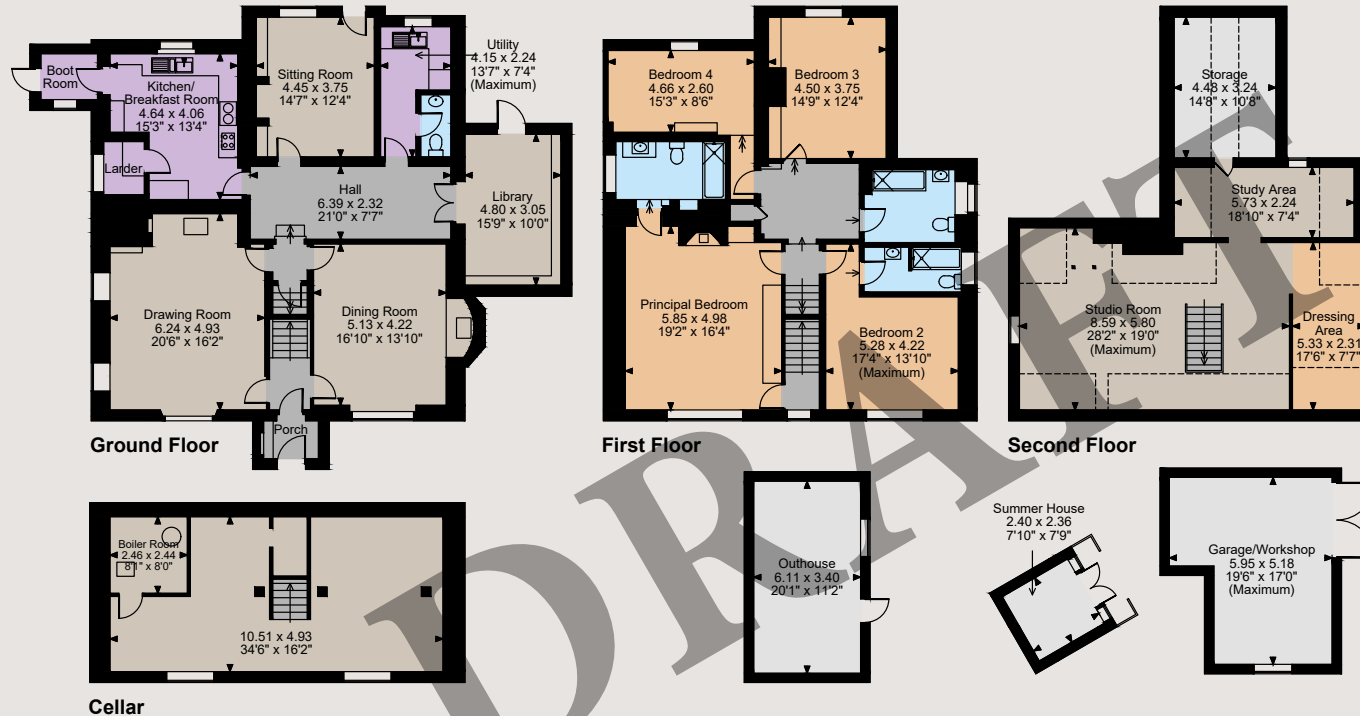
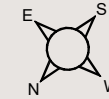








Floorplans
 Main House internal area 3,999 sq ft (372 sq m)
 Garage/Workshop internal area 284 sq ft (26 sq m)
 Outhouse & Summer House internal area 285 sq ft (26 sq m)
 Total internal area 4,568 sq ft (424 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8576588/LCO



Directions

What3Words:///middle.tango.hidden

General

Local Authority:

Wealden District Council:018921 653 311

Services: Mains water and electric, oil-fired central heating and MAINS DRAINAGE

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,850,000

Lewes

201 High Street, BN7 2NR

01273 475 411

lewes@struttandparker.com

struttandparker.com

@struttandparker



Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

