

Top Meadow,
Wellgreen Lane, Kingston



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A beautifully presented and substantial family home offering bright, modernised accommodation and exceptional views towards the South Downs, situated in a premier position within a highly sought-after village.

Top Meadow is an impressive and sensitively updated family residence, affording far-reaching views across the rolling landscape of the South Downs National Park.

The accommodation is arranged over two floors, beginning with a spacious reception hall with wooden flooring. The ground floor has been thoughtfully designed for both family living and entertaining, centred around a triple-aspect drawing room with a handsome fireplace and wood-burning stove. Double doors open into an expansive dining room, providing an excellent entertaining space with bi-folding doors to the rear terrace. The contemporary open-plan kitchen and breakfast room forms the heart of the home, fitted with sleek cabinetry, granite worktops and a central island with a breakfast bar. A large roof lantern and oversized windows flood the room with natural light. A separate family room with access to the rear garden, a practical utility room and a boiler room complete the ground floor.

The first floor comprises five well-proportioned bedrooms. The principal bedroom enjoys an en suite shower room and fine countryside views, while the remaining bedrooms are served by a contemporary family bathroom and a separate shower room, both featuring quality fittings and modern tiling.

The property is approached via a driveway providing parking for several vehicles and access to a detached timber-framed garage. The gardens are a particular highlight, featuring a broad paved terrace ideal for al fresco dining and entertaining. Beyond, lawns are interspersed with mature trees, established shrubs and colourful planting.

2,745 sq ft (255 sq m)

3 reception rooms

5 bedrooms

3 bathrooms

Garage

Freehold | Village

Guide price £1,175,000



Location

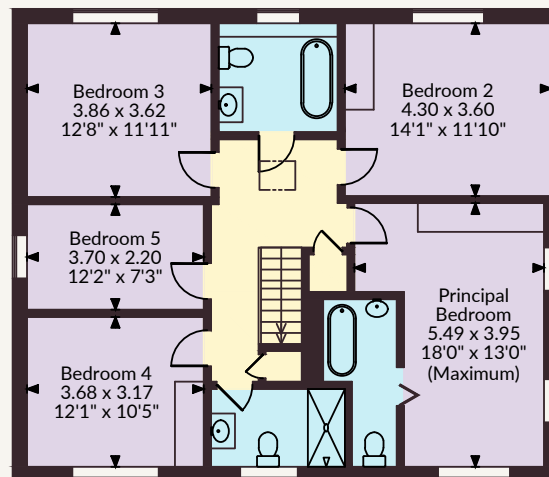
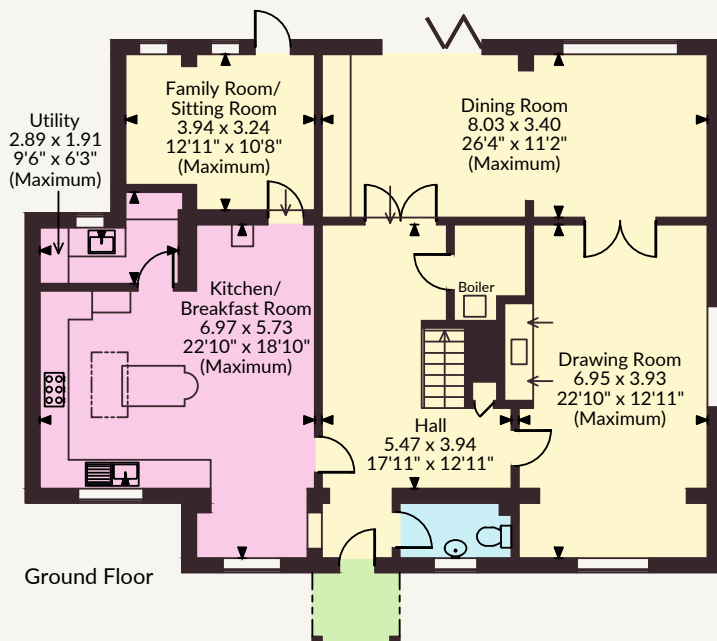
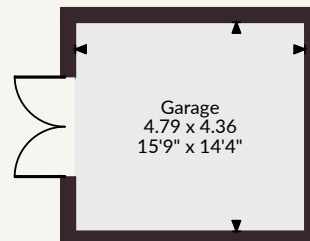
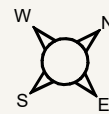
Top Meadow enjoys a delightful semi-rural position on Wellgreen Lane, in the sought-after village of Kingston at the foot of the South Downs National Park. The village offers a parish church, a popular pub and an active community, while nearby Lewes provides a wide range of amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities and cultural attractions. The surrounding South Downs present exceptional opportunities for walking, cycling and outdoor pursuits, with Brighton and the Sussex coastline also within easy reach. The area is well served by highly regarded schools, including Lewes Old Grammar School, Brighton College and Bede's, together with respected state options such as Priory School. For commuters, Lewes railway station offers regular services to London Victoria, London Bridge, Brighton and Eastbourne, while the A27 provides convenient road links east and west, connecting with the A23/ M23 for Gatwick Airport and the national motorway network.

Postcode region: BN7

General

Local Authority: Lewes District Council
Services: All main services.
Council Tax: Band: G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Top Meadow, Wellgreen Lane, Kingston, Lewes
 Main House internal area 2,520 sq ft (234 sq m)
 Garage internal area 225 sq ft (21 sq m)
 Total internal area 2,745 sq ft (255 sq m)



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411 | lewes@struttandparker.com



@struttandparker struttandparker.com

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