



LITTLE SWANBOROUGH

SWANBOROUGH DROVE, SWANBOROUGH, LEWES, BN7 3PE

JACKSON-STOPS 



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A STUNNING, SUSSEX-STYLE DETACHED FAMILY HOME
WITH ANNEXE, SWIMMING POOL AND PANORAMIC VIEWS
OF THE SOUTH DOWNS.



KEY FEATURES

- An elegant family home, filled with natural light and well-proportioned accommodation over three floors
- Four reception rooms
- Delightful kitchen / dining room with glass doors leading out to the terrace and garden
- Principal bedroom with ensuite shower room and double-aspect dressing room
- Guest suite, two additional bedroom suites, and two further bedrooms with a family bathroom
- Two garages, swimming pool, games room and guest Annexe
- Set on a beautiful plot with terraces, formal lawns and borders, a kitchen garden, paddock of circa 1 acre with glorious views over the Sussex countryside to the South Downs.

PROPERTY INFORMATION

- Services: Oil fired central heating. Underfloor heating to the games room, Annexe and office. Mains water, electricity and drainage.
- FTTP Broadband.
- Council Tax Band: G
- EPC Rating: E
- Lewes District Council
- Viewing: Strictly only by appointment with Jackson-Stops on 01444 484400.

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Little Swanborough dates from the late 1920’s with later additions and is beautifully presented throughout. The property is situated in the lovely hamlet of Swanborough with stunning views of the South Downs National Park. Externally the property is part tile hung, with brick elevations under a tile roof, typical of traditional Sussex architecture. The property offers well proportioned, light and spacious accommodation over three floors, perfect for both family life and entertaining on an intimate or grand scale.

The property spans over 5,600 square feet (not including the Annexe and garage) and offers glorious views of the South Downs National Park.

Little Swanborough is entered through a large entrance porch with adjoining cloakroom, into a welcoming entrance hall with stairs rising to the first and second floors. There is a double-aspect sitting room featuring a large three-quarter height bay window, which frames the glorious view beyond, and has a limestone surround open fireplace. Off the sitting room, through an inner hall is an office with fitted storage cupboards and a south-east facing conservatory with doors which open onto the swimming pool and terrace.

On the other side of the entrance hall is a wonderful double-aspect kitchen / dining / family room. The kitchen is fitted with an excellent range of bespoke cabinetry by Alistair Fleming of Lewes with granite worktops and appliances, including a four-oven electric Aga, additional Neff oven and a Sub-Zero larder style fridge/freezer. The family room has an open fireplace and doors opening out onto the garden and there is a well-appointed utility room.

The boot room and rear hall beyond the kitchen give access to useful storage rooms, as well as the substantial vaulted games room, perfect for entertaining and flooded with natural light. There is a steam room and a central staircase rising to a further mezzanine level.

On the first floor are four bedrooms off a spacious galleried landing, together with a family bathroom. The principal suite comprises a bedroom with a range of fitted wardrobes, a wet-room style ensuite shower room and a large dressing room with bespoke fitted storage. The guest suite, which is accessed via a second staircase offers a bright and spacious bedroom with ensuite bathroom. There are two further bedrooms on the second floor both with ensuite bath / shower rooms.

To the western side of the house is a wonderful attached, self-contained Annexe, with a vaulted living room / bedroom and an ensuite bathroom.



OUTSIDE

Little Swanborough is approached via a gated ‘in/out’ gravel driveway, which is well screened from the lane by mature hedging and offers ample parking for several vehicles and access to the garage.

Both sides of the house provide access to the beautiful rear garden, which is mainly laid to formal lawn, mature specimen tress and hedging. A large sandstone terrace spans the rear of the house, encompassing the swimming pool and offers a number of seating areas from which to enjoy the spectacular views over the Sussex countryside to the South Downs.

There is a kitchen garden with a greenhouse, raised beds, shingle pathways and a timber clad children’s playhouse, leading through to a post and rail enclosed paddock of circa 1 acre.

Agent’s Note:

1. The paddock area beyond the formal garden is designated agricultural.
2. Little Swanborough benefits from a right of access over the track to the east of the house, allowing vehicular access to the paddock area.

LOCATION

Swanborough is a hamlet to the south of the picturesque and famous market town of Lewes. This historic county town provides an extensive range of coffee shops, restaurants and independent retailers. Recreational facilities include the award-winning Depot Cinema, known “As a place that brings people together to engage with art and ideas”. Nearby lies Charleston House which was home to the “Bloomsbury Set” and holds frequent exhibitions. Nearer still, 3.5 miles to the east of Lewes, is Glyndeboune Opera House famous for its summer season.

Lewes is well served by public transport and for the commuter Lewes mainline station with direct services to Central London (in about 64 minutes), Gatwick Airport about 33 minutes) and Brighton (about 17 minutes). Lewes is the largest town within the scenic South Downs National Park, and the surrounding countryside is easily accessed from the town by a network of footpaths and cycle paths.

There is a good selection of state and private schools in the area including a number of primary schools in Lewes, Priory School, Lewes Old Grammar School, Brighton College, Hurstpierpoint College and Roedean.



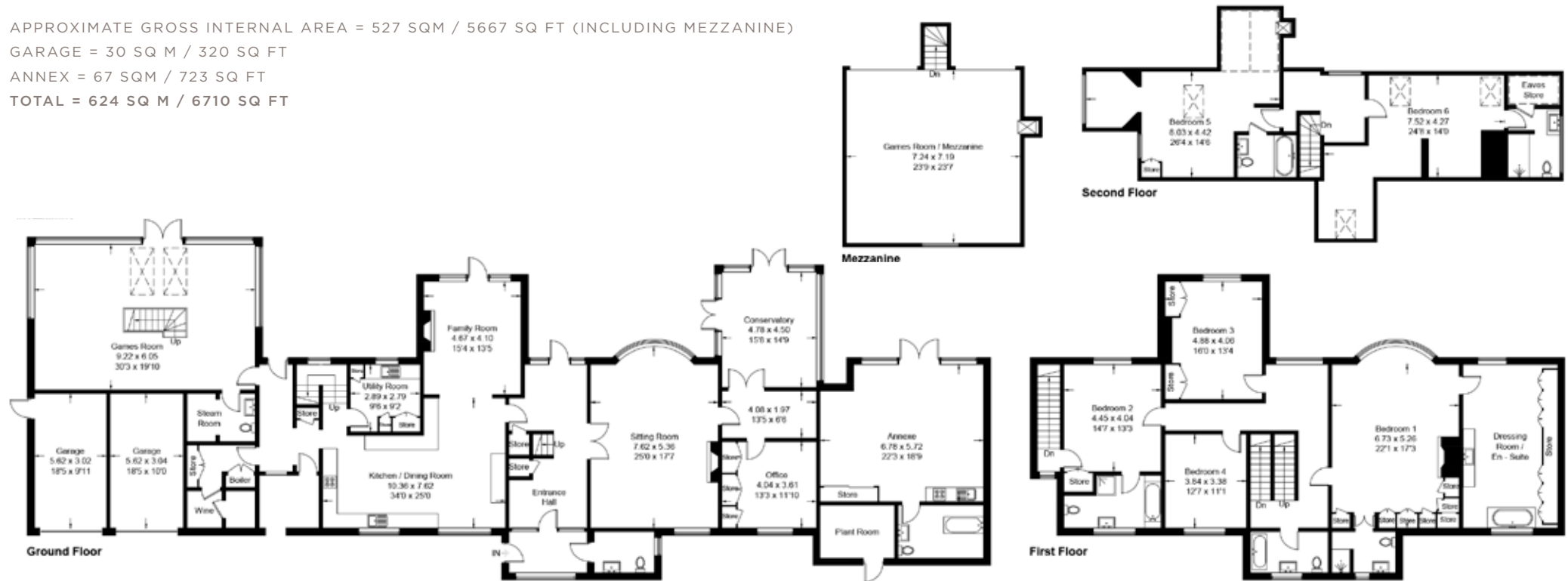
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APPROXIMATE GROSS INTERNAL AREA = 527 SQM / 5667 SQ FT (INCLUDING MEZZANINE)

GARAGE = 30 SQ M / 320 SQ FT

ANNEX = 67 SQM / 723 SQ FT

TOTAL = 624 SQ M / 6710 SQ FT



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

MID SUSSEX

01444 484400

midsussex@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

rightmove



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