

Clarks Croft, Ringmer, Lewes

Guide Price: £900,000

FREEMAN FORMAN













PRICE RANGE £900,000 to £925,000 This stunning 4-bedroom, 3 reception room, family home becomes available in central Ringmer Village and is close to all amenities and schools. Beautifully presented, the accommodation is perfect for a large family, and with an extra-large garden having been designed for family entertainment, and the combination is ideal for the mixed generation family. Tucked away at the end of a Cul de sac and overlooking a play field and open fields, you would hardly realise that you were in the middle of other houses. The internal accommodation offers a home which is ready to move into and offers versatile living with a potential downstairs bedroom or as it is now a large study. The kitchen has been extended into a lovely entertaining space with light and appliances throughout with bi fold doors to garden. The sitting room offers a more relaxed comfortable room, with bi fold doors and double aspect. There is a separate dining room for great dinner parties. On the first floor there are 4 bedrooms, 2 with en-suite rooms and with built in double wardrobes. There is also a family bathroom.

The garden has been landscaped to cater for larger children with artificial grass and raised flower borders. There is a covered patio entertaining area strategically placed to capture the best of the sunshine. The front has off road parking at the front of the double garage.







Total floor area 205.2 m² (2,209 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Ringmer Village is a sought-after place to live for many reasons. It is just outside the County Town of Lewes and offers far more space for families to live and work without the cramped feel sometimes experienced in Town. Local bus service into Lewes just over the road, this is the perfect balance between work and home life. The cricket club play on The Green most weekends in the summer months and the newly developed County League Football Club are now at their new home during the Winter. There is a great bowls club, Library, Surgery and a vibrant parade of shops with a Bakers, Butchers, General Store, Cafe, Fish and Chip shop who serve the local community. Lewes has a wider range of shops, bars and cafes as well as Waitrose and Tesco and a small retail industrial estate. There is a mainline railway station with regular services to London Victoria in about 1 hour away, with Brighton being about 20 minutes away.

PLEASE NOTE - An AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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