



Hamsey, Lewes

**Lewes
Estates**

Welcome to Crofters set just to the north of Lewes, and within beautiful Sussex landscape ranging from high chalk Downland, to the water meadows of the Ouse. The nearby village of Hamsey is included within the South Downs National Park, and whilst it consists of just a few scattered houses there is easy access of Lewes, local amenities and train stations. Cooksbridge Station can be walked to from the property, as well as the popular Hamsey Primary School.

In a quiet country lane location, this property offers a peaceful retreat away from the hustle and bustle of city life, while still being conveniently close to amenities and the country town of Lewes with its rail connections providing easy access to Brighton and London. With manageable gardens of 1.5 acres this is a perfect country home.

- Detached Country Home
- 3 Miles from Country Town of Lewes
- Easy access to train stations
- Close proximity to public and private schooling
- Completely Remodelled and Refurbished by Current Owners
- Quality Fixtures and Fittings throughout including Fired Earth Bathrooms and En-suites
- Spacious Gravel Driveway
- Approximately 1.5 acres
- Can Be Available Chain Free



Double Height Entrance Hall
18'6 x 12'2

Sitting Room
30 x 18'6

Kitchen
22'3 x 14'6

Utility Room
18'1 x 8'6

Music Room
20'5 x 12'11

Dining Room
14'6 x 11'3

Garden Room
15'8 x 7'9

Office
13 x 12'5

Master Bedroom
19'6 x 16'7
with Dressing Area and Ensuite

Bedroom 2
14'6 x 13
with Ensuite

Bedroom 3
16'3 x 14'1

Bedroom 4
14'6 x 12'8

Bedroom 5
14'6 x 7'5

Family Bathroom & Shower

Detached Double Garage
18'6 x 17'9

Victorian Style Greenhouse
13'10 x 7'4



Welcome to this stunning property located on a quiet lane in Hamsey, Lewes. This beautiful detached country residence boasts an impressive 6 reception rooms, 5 bedrooms and 3 bathrooms, offering ample space for comfortable living. Access via your own private gated entrance.

As you step into this property, you are greeted by a large, vaulted entrance hall with a sweeping staircase, setting the tone for the high-quality interior that runs throughout the house. The property spans an expansive 3,709 sqft, providing plenty of room for both relaxation and entertainment.

A selection of receptions rooms, including music room and a well-appointed study, spacious living room and sperate dining room and a garden room - great space for a family to spread out.

Upstairs, the property offers a large master bedroom with dressing area and ensuite. Bedroom 2 also has an ensuite. There are three further bedrooms and a family bathroom.



draft

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The whole house has been refurbished by the current owners to a very high standard throughout - including Fired Earth bathroom suites and in built multi room sound system.

The gardens surround the property with a large, gravelled driveway and parking to the front with a useful double garage. Most of the rest of the garden is laid to lawn with a replica Victorian greenhouse tucked to one side with ample growing space. The garden has the space to add our own touches and it is in a very private spot with countryside views all around.

Don't miss out on the opportunity to own this exquisite property that perfectly combines luxury living with the tranquillity of the countryside. Contact us today to arrange a viewing and experience the charm of this exceptional home in person.



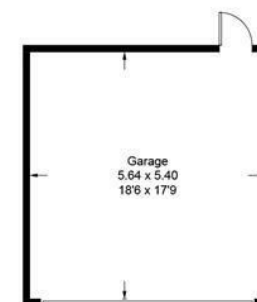
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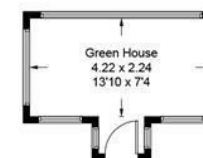
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 344.6 sq m / 3709 sq ft

Garage / Green House = 40.8 sq m / 439 sq ft

Total = 385.4 sq m / 4148 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083096)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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