



ROWLAND  
GORRINGE

STRUTT  
& PARKER

Maple House, Green Lane, Ringmer,  
Lewes, East Sussex BN8 5AD

# Maple House, Green Lane, Ringmer, Lewes, East Sussex BN8 5AD

£795,000 Freehold

## DESCRIPTION

Guide Price Only. Best and final offers are invited to be received in writing no later than 12 noon on Friday 9th February 2018.

An unusual opportunity to acquire this recently constructed detached family home located within a secluded rural location on the outskirts of Ringmer village. In need of final finishing, Maple House will be of interest to cash buyers whom seek to complete a property to their own exacting requirements. This substantial and individually designed bespoke country house is situated over two floors and offers approximately 5,000 sq. ft. of versatile accommodation under a traditional thatched roof. Approached via a gated gravel driveway with parking for several vehicles there is also a triple bay garage with studio potential above. Maple House affords glorious countryside views across neighbouring farmland which also forms part of the adjacent Plashett Park Estate.

Downstairs, the living area includes a spacious sitting room with feature inglenook style fireplace. The dual aspect 24ft kitchen/ breakfast room is both large and bright with double doors opening on to an attractive rear garden. In addition, the ground floor also comprises of a family room, study, dining room with separate servery, boot room and a cloakroom and WC. Upstairs, there are six bedrooms with both the second and master bedroom affording en-suite facilities, the latter of which also benefits from a private dressing room.

## LOCATION

The village of Ringmer offers facilities such as shopping precinct, primary and secondary schools, village green, bowling club whilst the famous Glyndebourne Opera House is situated within the neighbouring village of Glynde. The historic county town of Lewes is approximately three miles distance and provides a comprehensive range of shopping and recreational facilities, together with a mainline train service to London.

## VIEWING ARRANGEMENTS

An appointment to view can be made by contacting the sellers appointed joint agents:

Rowland Gorrige - 01273 474101  
Strutt & Parker - 01273 475411



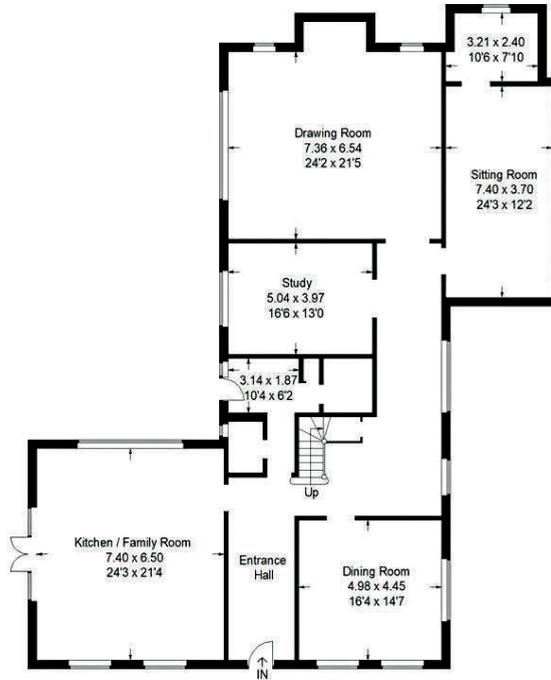




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Approximate Gross Internal Area  
 (Excluding Carport / Including Reduced Headroom)  
 466.2 sq m / 5016 sq ft  
 Workshop / Store = 32.4 sq m / 349 sq ft  
 Total = 498.6 sq m / 5367 sq ft

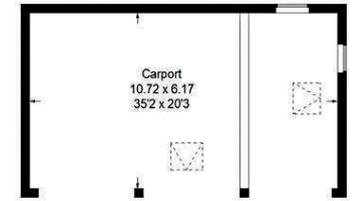
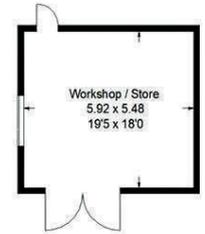


Ground Floor



First Floor

Reduced headroom below 1.5 m / 5'0"



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2018

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ROWLAND GORRINGE

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.