



1 Tingley Cottages The Street, Ripe, Lewes, BN8 6BD

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**Guide Price £525,000**

Village living to aspire to, is found at this beautifully presented Victorian cottage, conveniently located in the thriving heart of this picturesque and sought after Sussex downland village. Tingley Cottage has been considerably updated and improved by the present owner fusing spacious, modern living alongside many character cottage features to include wood burning stoves, dual staircases and a winding walled rear garden with wood store, bicycle store, garden well and raised shingle terrace with south/westerly aspect.

The well balanced accommodation, is as charming as it is practical. This comprises a welcoming sitting room with fitted bookcases, window overlooking The Street and a feature wood burner with brick hearth, there is a separate dining room with stripped wooden flooring and a feature wood burner with tiled hearth, there is also a door accessing the rear garden.

The kitchen has been refitted with Shaker style cabinets offering ample storage and complimented by wooden work surfaces, tiled splash backs, a tiled floor and built in appliances. There is the benefit of a utility area and downstairs WC. A choice of two staircases rise to the first floor which comprises two light and spacious double bedrooms with a feature fireplace surround and fitted wardrobe in bedroom one. The bathroom is fitted with a modern white bathroom with a shower over the bath and there is a versatile study/bedroom three from which views across the rear garden

can be enjoyed. There is also a useful loft room, oil fired central heating and new carpets.

A particular feature is the pretty rear garden, considered to be of a good size with terrace area, old well, lawn with mature trees and cottage style planting to include shrubs and climbers which is enclosed by fencing and walling.

## Services:

Mains water, electricity and drainage. Oil fired central heating central heating, hot water cylinder.

Local Authority: Wealden District Council Tax Band E

## Directions:

<https://w3w.co/////limit.backtrak.viewers>

## Location:

Ripe village has its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys a thriving social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.









### Entrance Hall

### Sitting Room

14'9" x 14'8" (4.50m x 4.47m)

### Dining Room

14'9" x 11'5" (4.50m x 3.48m)

### Kitchen

15'9" x 9'1" (4.80m x 2.77m)

### Cloakroom

### Stairs to First Floor

### Bedroom

14'9" x 11'5" (4.50m x 3.48m)

### Bedroom

11'5" x 11'4" (3.48m x 3.45m)

### Bathroom

### Bedroom/ Study

9'3" x 8'10" (2.82m x 2.69m)

### Rear Garden

### Council Tax:

EPC: D





## Tingley Cottages, Ripe, BN8 6BD

Approximate Gross Internal Area  
 115.2 sq m / 1240 sq ft  
 Stores = 3.7 sq m / 40 sq ft  
 Total = 118.9 sq m / 1280 sq ft  
 Loft Room = 12.1 sq m / 130 sq ft

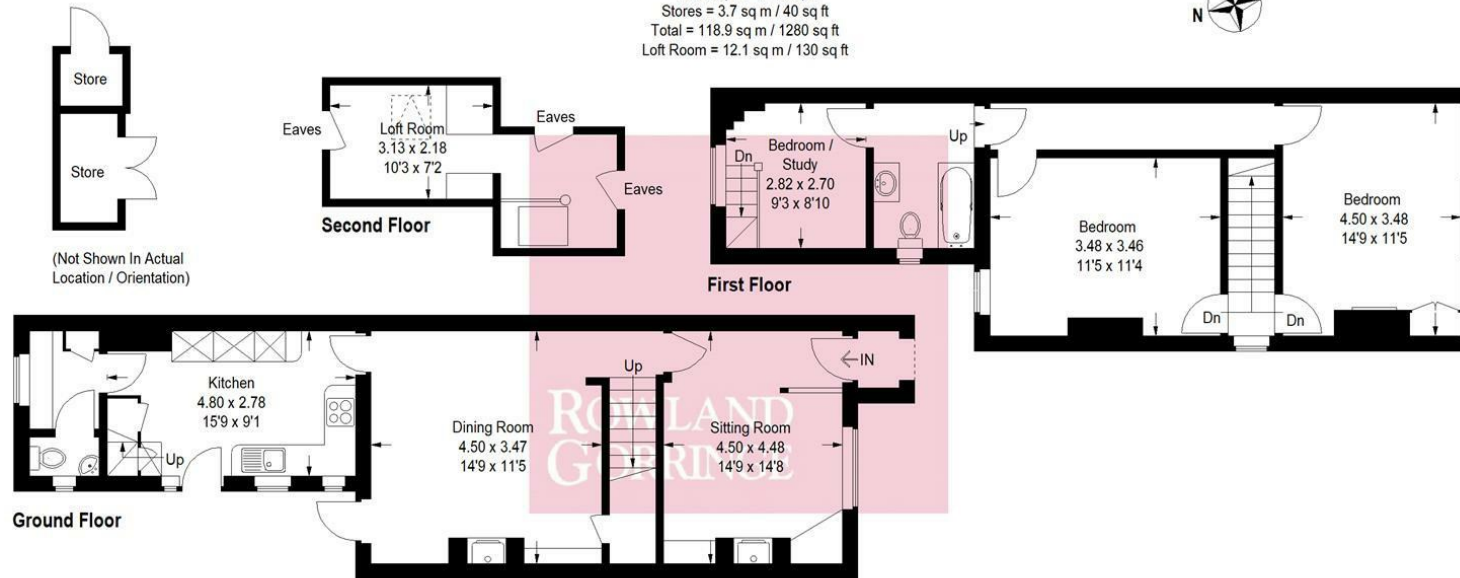


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2025

### Rowland Gorrington Estate Agents

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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.

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