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Ashcombe Lane, Kingston, Lewes, BN7 3JZ



£950,000

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- Detached house
- Versatile accommodation
- Fully enclosed garden
- Non-estate
- Four Bedroom
- Superb kitchen/dining/family room
- Ample parking and garage
- EPC-63



The Property

The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With easy access to The South Downs Way there are many charming country walks via footpaths and bridleways to neighbouring villages and to Lewes. There is a cycle path into Lewes and regular nearby bus services to Lewes and Brighton. The historic town of Lewes is a unique shopping and leisure destination, offering a wide range of local shops, independent boutiques, cafes, restaurants and gastro pubs.

Visit the farmers' market on the first Saturday of every month or weekly Friday food market to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Enjoy a pint of Harvey's, the signature beer from Sussex's oldest independent brewery whilst taking in some music in one of the many friendly pubs in the area. The award-winning Depot 3 screen cinema and café restaurant, close to the station is a major asset to the town.

Schooling in the area is exceptional and there are a range of well-regarded private schools nearby, to include Lewes Old Grammar School, Brighton College and Roedean. Located in Lewes, Lewes Priory and South Downs College are easily accessible. The University of Sussex is only 3 miles to the south west at Falmer. Direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

Train Times

Lewes to Brighton 16 minutes

Lewes to London Victoria 65 minutes

Lewes to Gatwick 31 minutes

Lewes to Haywards Heath 16 minutes

Lewes to Seaford 17 minutes

Lewes to Eastbourne 20 minutes

Front Entrance

Solid wood stable front door with glazed window to the side opening into the entrance hall.

Entrance Hall

On opening the front door enter a double height entrance hall filled with light from the large skylight. Oak stairs with open tread and glass panels rise to first floor. A large open space with wooden flooring and doors to all ground floor rooms. Hall cupboards include one with coat rail and other with hot water cylinder. Fitted alarm.

Drawing Room

Double doors open into the large drawing room from the entrance hall. Fitted gas fire set in a stone surround with matching hearth and mantel. Windows overlooking the rear garden and doors leading into the conservatory.

Utility Room

Stable door opening to the garden, with space and plumbing for washing machine and tumble dryer, gas fired Vaillant boiler, ample storage provided with wall and base mounted units. Stainless steel sink unit with mixer taps.

Kitchen/ Dining Room

Recently re-fitted with an extensive range of bespoke contemporary style units designed by a local kitchen cabinet maker. Stone work surface extending to incorporate a one and a half bowl sink unit with mixer tap and pull out hand spray. Further wall storage units, inset Siemens oven and grill, space for fridge freezer, integrated Bosch dishwasher and wine cooler. Spacious kitchen island with breakfast bar, plug sockets, inset Siemens induction hob with extractor above and built in wine rack. Recessed ceiling spotlights with pendant lights over the dining table, two sets of bi-fold doors opening into the conservatory to provide an open plan layout perfect for entertaining.

Conservatory

Spacious room with tiled flooring and double doors leading into the garden, vaulted ceiling. An ideal room for entertaining.

Bedroom Three

A large light double aspect room with access to en-suite.

En Suite Bathroom

Fitted with a modern suite comprising of a panelled bath with hand held shower, low level WC, pedestal wash hand basin, window to the side, mirrored cabinet with shaver point over, recessed spotlights and part tiled walls.

Bedroom Two

Another large double room. Double aspect with windows overlooking the garden, central ceiling pendant light and access to en suite shower room.

En Suite Shower Room

Fitted with a corner shower cubicle, pedestal wash hand basin, low level WC, mirror front cabinet with shaver point, part tiled walls and fitted wardrobes with sliding doors.

Study

An ideal work from home space. Window to the front and recessed ceiling spotlights.

Cloakroom

Low level WC, half panelled walls and wall hung wash hand basin.

First Floor Landing

At the top of the stairs leading from entrance hall is an open landing with glass balustrade. A large skylight floods this space with light and enjoys views of the surrounding mature trees and ancient woodland. Doors to two further bedrooms and door to dressing room.

Dressing Room

Velux window and fitted hanging rails.

Bedroom One

A double aspect room with triple glazed Velux windows to both sides. Both aspects offer distant views over surrounding countryside and the South Downs National Park. Custom built recesses to either side of the bed space provide display areas with ambient lighting and charging points. Wall mounted bedside lights. Door to the en-suite.

En Suite

Fitted with a contemporary style suite. Large walk-in shower with glass screen, low level WC, heated towel rail, wash hand basin built into a vanity unit with bank of storage cupboards below. Touch light illuminated mirror with demister above. Velux window and part tiled walls.

Bedroom Two

A double aspect room with triple glazed Velux windows again offering views towards surrounding countryside, further eaves storage cupboard providing very useful storage space, wall light and recessed ceiling spotlights.

OUTSIDE

Garden

The whole garden is fully enclosed with wooden fencing, mature shrubs and trees, principally laid to lawn with flower beds and raised beds for vegetables. The garden offers a good degree of seclusion. Side access gate. To the front of the property is parking for four vehicles. The garage has an up and over door, light and power and storage in the roof void.



Floor Plan

Ashcombe Lane, Lewes

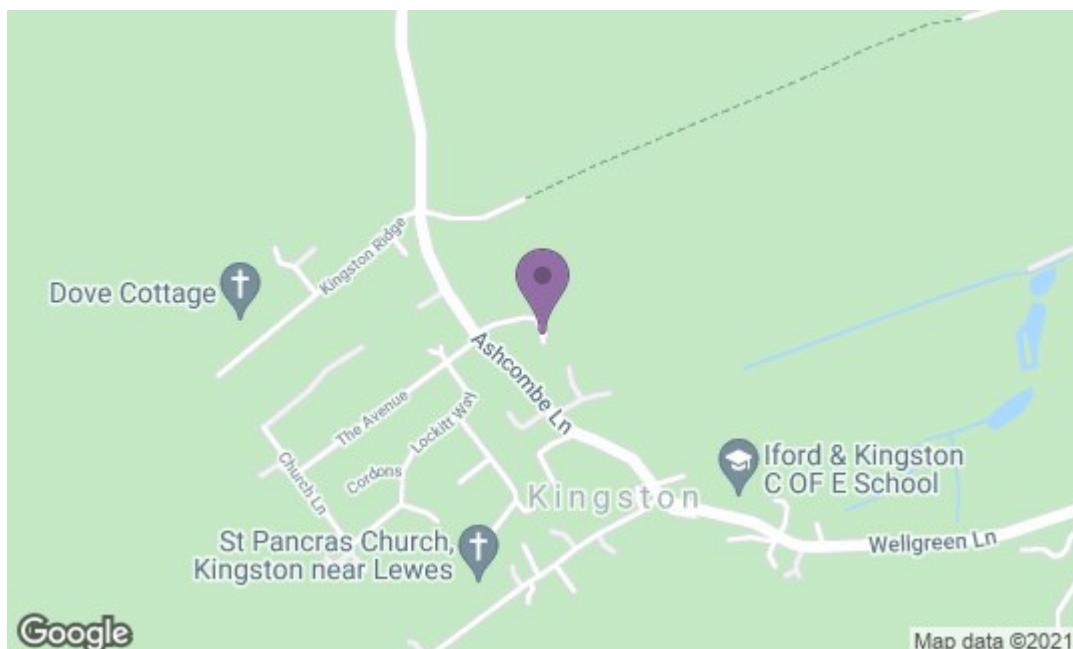


Approximate Gross Internal Area = 261.06 sq m / 2810.02 sq ft

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

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Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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