

Byron Close, Ringmer, East Sussex, BN8 5FQ
Asking Price £920,000

Byron Close, Lewes, East Sussex, BN8 5FQ

Impeccable four/five bedroom detached house with double garage adjoining farmland on a small development in Ringmer village.

The Property

Byron Close is located on the edge of the village of Ringmer just off the country lane of Norlington Lane. The house constructed 4 years ago was built to a high specification with many exceptional features. The garden adjoins farmland and has a very 'country feel' yet has the benefits of being within walking distance to the schools, shops, pubs, church and Village Green.

Upon entering the front door, the spacious reception hall gives an impressive feel. Opening into the double aspect lounge there is an open fireplace with oak mantel and attractively tiled recess along with doors leading into the garden.

The spacious kitchen/dining room has an extensive range of contemporary style wall and base units with integrated high-end appliances, wine cooler and ample Silestone work surfaces for food preparation. The dining area has bi-fold doors leading into the garden. The utility room houses the gas fired boiler and space for white goods and another door that leads outside. The downstairs cloakroom has a contemporary suite.

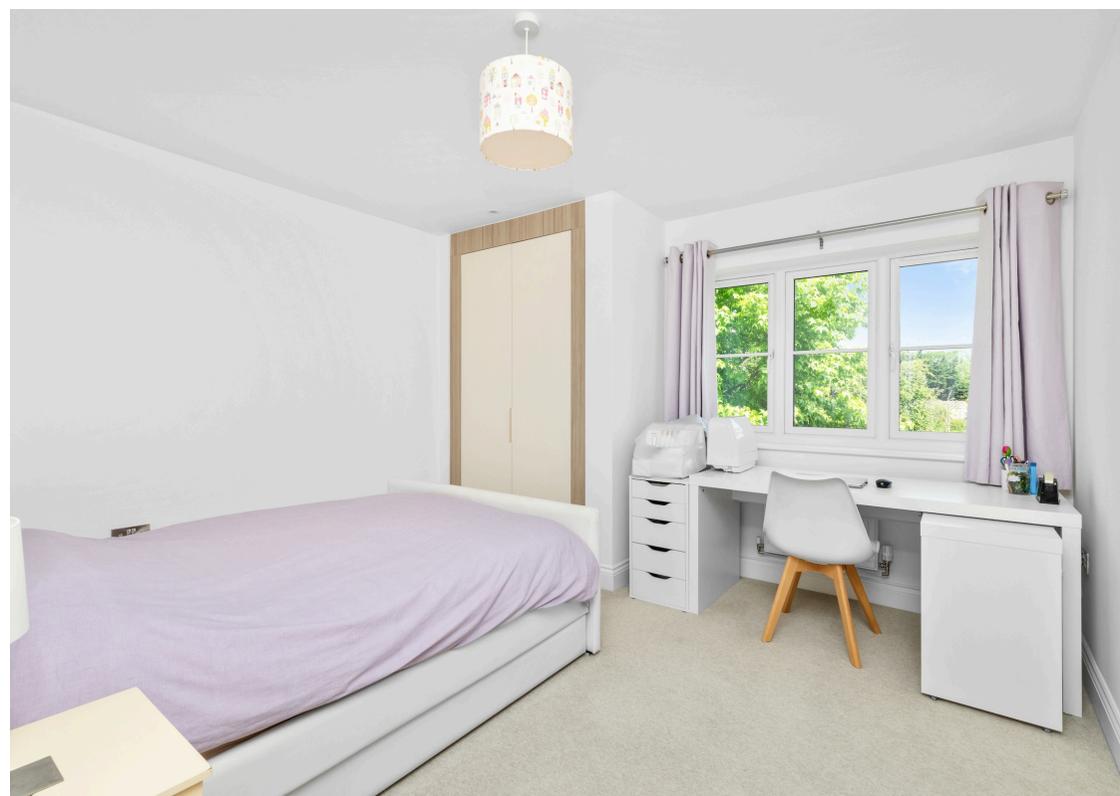
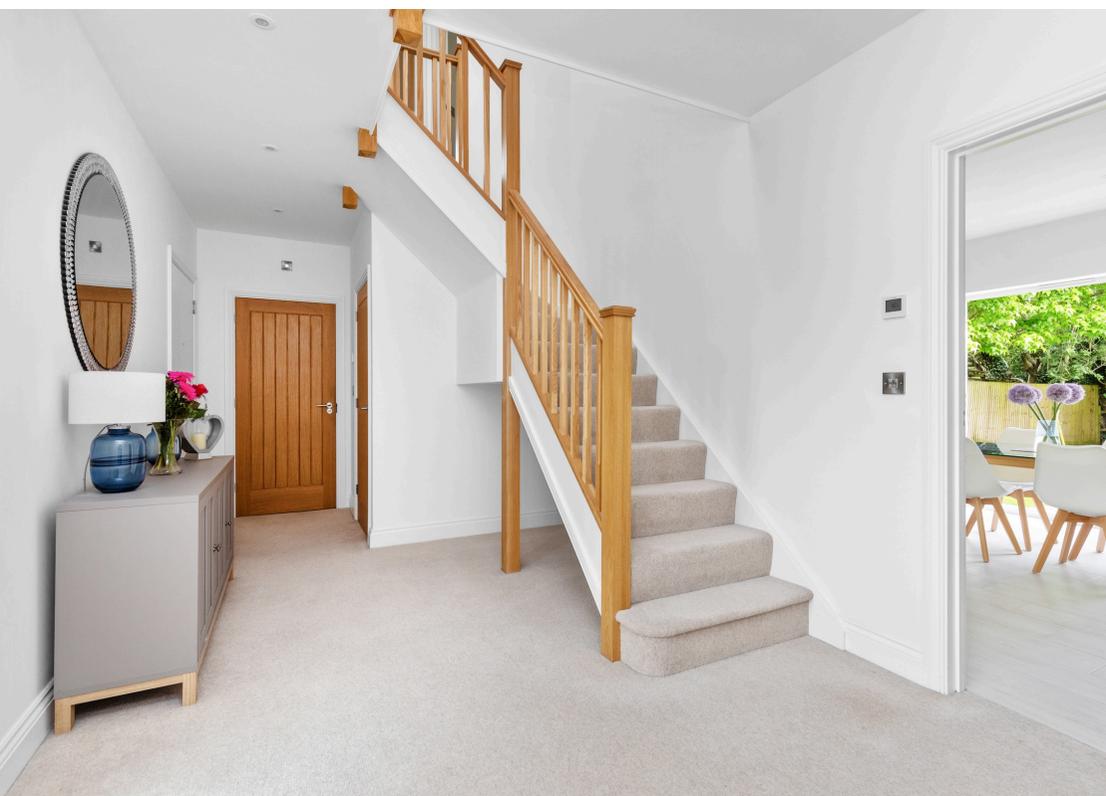
From the hall is an integral door to the double garage with automatic metal up and over doors, there is also light and power and a rear door to the garden.

Upstairs is the family bathroom with underfloor heating and high-end fixtures and fittings. There are four double bedrooms with fitted wardrobes - two with en-suites which also have contemporary fittings and underfloor heating. There is a fifth bedroom or study with a window to the rear. The back bedrooms overlook the farmland and have countryside views down Norlington Lane.

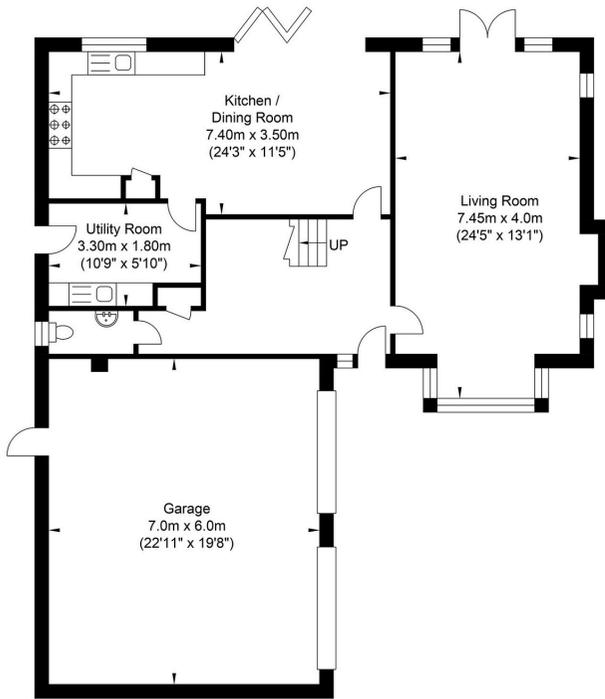
To the front of the property is a driveway approaching the double garage providing ample parking. To the rear and side of the house is a well-maintained level lawn, fully enclosed with a lovely mature tree and a deep paved patio for table and chairs.

The Location

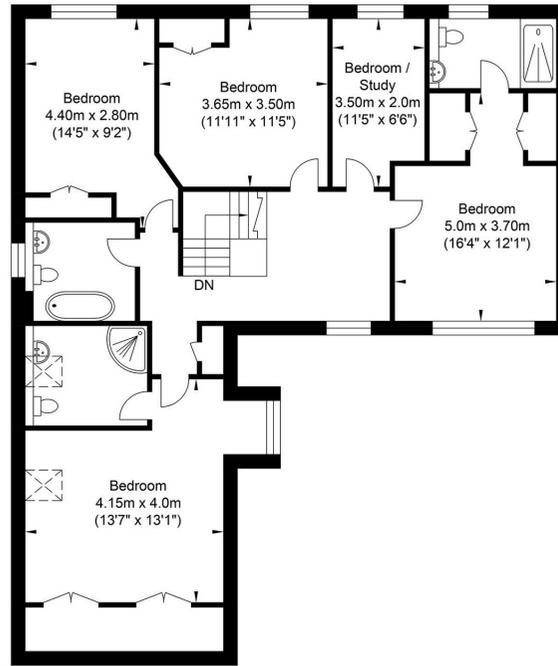
Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary and secondary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Byron Close, Ringmer



Ground Floor
Approximate Floor Area
1279.18 sq ft
(118.84 sq m)



First Floor
Approximate Floor Area
1157.65 sq ft
(107.55 sq m)



Approximate Gross Internal Area = 226.39 sq m / 2436.84 sq ft

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax: Band G



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