



Ashton Green Cottage

Ringmer, BN8 5UJ

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A beautiful example of a detached 'cottage' style residence...

‘Ashton Green Cottage’ is situated on Potato Lane, located within the serene village of Ringmer, East Sussex. With only a limited number of properties on the road itself, homes in this postcode are particularly rare to find, making it an extremely sought after opportunity...

Formerly part of Glyndebourne Estate, this property is a beautiful example of a detached ‘cottage’ style residence. Set behind iron gates and a rolling driveway, the land boasts just shy of 2 acres and internally provides in excess of 3,000 SQ FT of living space. As you approach the house and through the porch, you are immediately impressed by the enchanting and delightful feel that the property affords.

There are three separate reception rooms, with a magnificent rear kitchen extension, which looks out to the luscious garden and the rolling hills of the Sussex Downs. The kitchen is complete with a wonderful central island, with modern worktops and plenty of storage and cupboard space. An ideal space for the family to dine altogether, or even more so, a superb space to entertain guests on the weekend.

The main living room is full of character, particularly with its astounding vaulted ceilings. This room can be enjoyed all year round, especially in the winter months, with the fire burning whilst enjoying a glass of wine, from the nearby ‘Rathfinny’ wine estate. A lovely feature within this living room is the mezzanine level which is accessed via a spiral staircase to the first floor. Also on the ground floor is a separate study, ideal for those that require a space to work from home and an additional reception room which is used as a downstairs bedroom - The bedroom is fitted with a shower room and provides direct access to the gardens.

On the first floor there are five great size bedrooms, all with their own unique views over the garden and beyond. The principle bedroom offers amazing proportions and is filled with plenty of natural light. The en-suite bathroom is fitted with a roll top bath and modern shower. The upstairs living accommodation is in very good order, perfect for a families of all ages.

Externally, there are 360 degree gardens which surround the house. Complete with a walled and heated swimming pool, fenced tennis court and vast lawns for the children to play. The character of this fantastic property continues outside with an old stream that runs through the garden and can still be crossed by a charming foot bridge. There is a double garage and plenty of space for a number of cars on the drive.

 **Asking Price** £1,700,000

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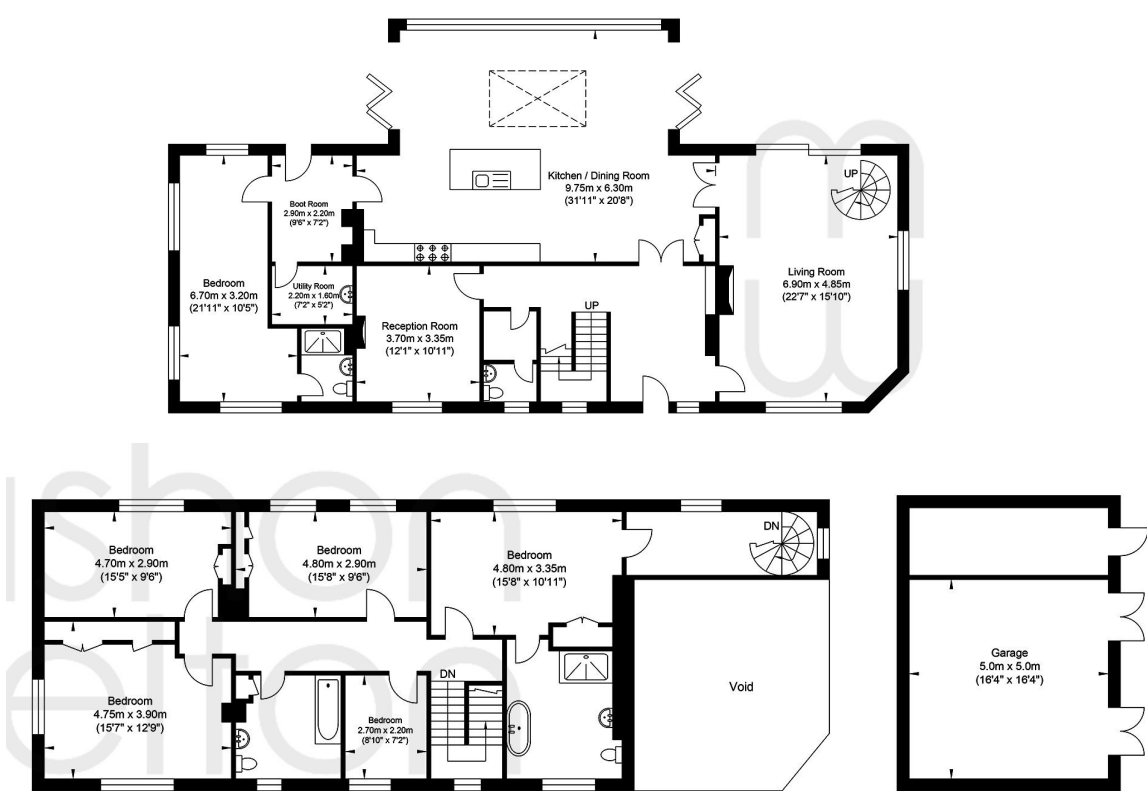




' 360 degree gardens surround the house, complete with a walled and heated swimming pool, fenced tennis court and vast lawns for the children to play. '



TOTAL FLOOR AREA:
3167.60 sq. ft. (294.28 sq. m.) approx



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