

Norlington Lane, Ringmer

Lewes Estates

We are delighted to present a beautiful five-bedroom, three reception room detached family residence on Norlington Lane in Ringmer. Surrounded by tranquil open countryside, and offering panoramic views, it is a truly idyllic and convenient position. The village centre is only a 10 minute walk away and Lewes is less than 10 minutes by car.

This exceptional property has been thoughtfully extended by the current owners to make the most of not being overlooked, the far-reaching countryside views and abundance of natural light. There are spacious and stylish living areas, generous bedrooms, and luxurious bathrooms. The interior is immaculately presented and move in ready for new owners.

The village of Ringmer boasts various amenities including schools, shops, a health centre and pharmacy, library, and public house. Regular bus services also operate to nearby Lewes, Brighton, Uckfield, and Tunbridge Wells. A designated cycle path runs along the foot of the South Downs to the county town of Lewes just 2 miles away. Lewes town offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly



regarded primary schools, Priory Secondary School and also Sussex Downs College. The internationally recognised Glyndebourne Opera House is only four miles from Lewes. The mainline railway station benefits from direct trains to Brighton (in 20 minutes) and London Victoria (in 1 hour).

From the front door you step into a welcoming entrance hall that opens to the kitchen/diner. A high-end fitted Neptune kitchen features a central island, premium appliances, and spacious dining area with French doors opening onto the sunny south-facing garden.

The kitchen/diner connects seamlessly to the sitting room, an impressive triple-aspect space flooded in natural light, with feature fireplace and wood-burner. You further benefit from French doors to the garden. A separate ground floor study offers a peaceful workspace with views over the front garden and driveway. To the western side of the entrance hall are two double bedrooms (one with a luxurious en-suite boasting a standalone bath and a rain shower), a second sitting room, stylish family shower room, utility room, and clever concealed storage in the spacious inner hall with stairs ascending to the first floor.









Upstairs, the master suite consists of a large double-aspect bedroom with stunning views, sleek en-suite shower room, and a bespoke dressing room with extensive wardrobes. There are two further double bedrooms, a spacious landing/study area, and a contemporary family shower room.

Outside the property is approached via an automatic double gate and sweeping driveway providing ample parking. The detached garage offers additional potential for conversion, as does the workshop/office, subject to relevant planning.

The rear garden has a stunning full-width Brazilian slate patio, lush lawn, and a secluded seating area set against the backdrop of uninterrupted countryside views. Additional features include; oil central heating, and high-quality double-glazed windows throughout with elegant oak interiors.

Internal viewing of this magnificent property is highly recommended. Please contact our office by phone or email to arrange your appointment.

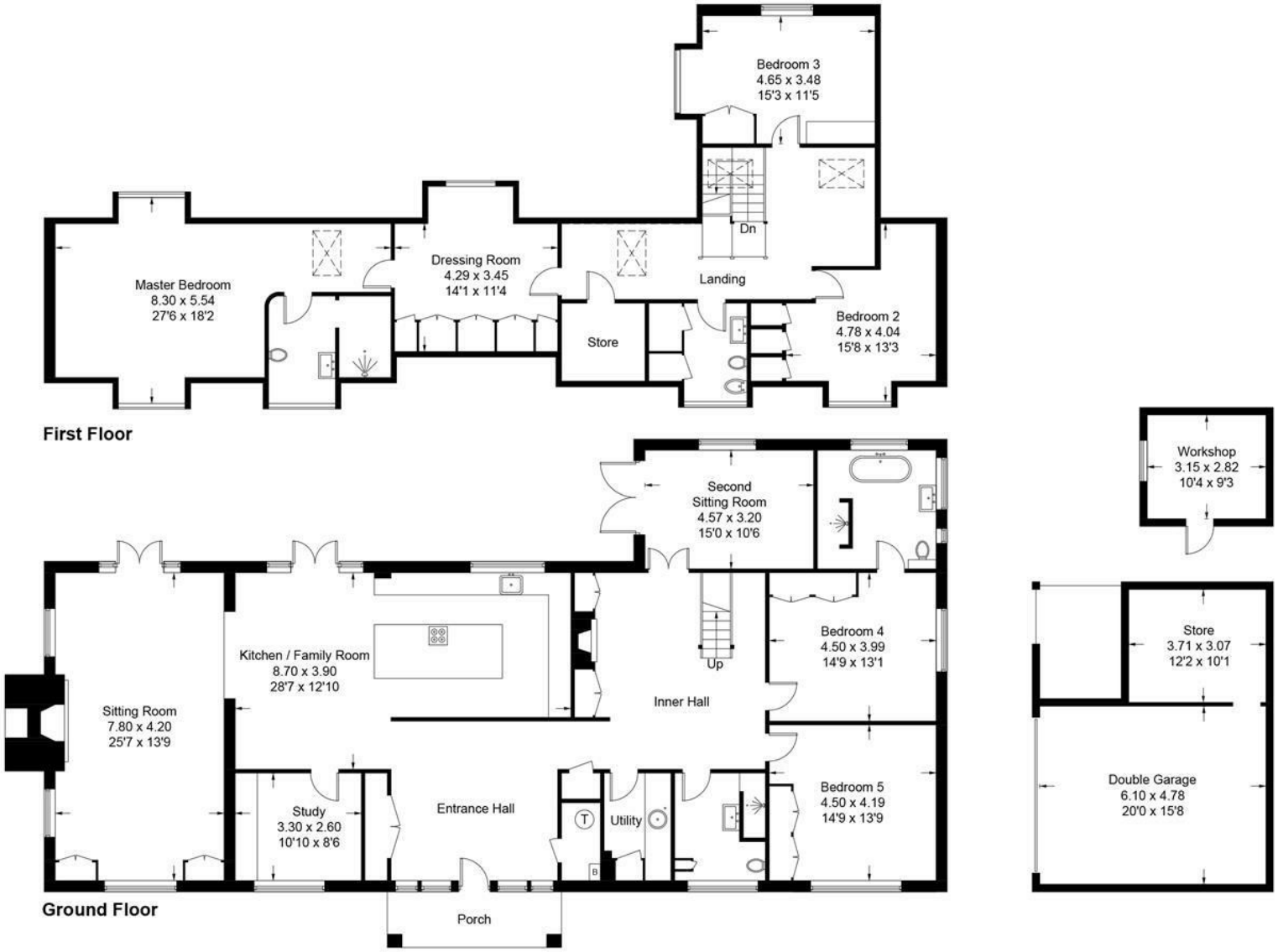
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Approximate Gross Internal Area = 332 sq m / 3574 sq ft
Outbuildings = 61.4 sq m / 660 sq ft
Total = 393.4 sq m / 4234 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269503)

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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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