



OAKFIELD



Langtye Lane, Ripe, Lewes BN8 6BA

Asking Price £1,100,000



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Set along a quiet country lane in the sought-after village of Ripe, this charming five-bedroom detached home offers an exceptional opportunity to enjoy an idyllic rural lifestyle, surrounded by open countryside and with far-reaching views towards the South Downs.

Enjoying a wonderfully peaceful position with minimal passing traffic, the property takes full advantage of its setting, with uninterrupted outlooks across fields and a real sense of space, privacy, and seclusion. It's a setting that lends itself perfectly to a slower pace of life, while remaining conveniently connected.

Internally, the home is warm and characterful, with well-balanced and versatile accommodation suited to both family living and entertaining. The kitchen/dining room forms the heart of the home, while the conservatory provides a bright and relaxing space to sit and enjoy views towards the lane and the South Downs beyond.

A cosy sitting room offers a more intimate retreat, complemented by a separate study and a substantial studio, ideal for home working, creative pursuits, or guest accommodation.

Upstairs, five well-proportioned bedrooms provide generous accommodation, including a principal bedroom with en-suite. The property has been well maintained, yet still offers scope for a new owner to update and personalise to their own style.

Outside, mature wraparound gardens provide a variety of spaces for relaxing, entertaining, or simply enjoying the surrounding landscape. A private gravel driveway offers ample off-road parking and enhances the sense of privacy.

Despite its rural feel, the property remains well placed for access to nearby amenities. The village of Ripe is just a 15-minute stroll away, either across surrounding fields or along the lane, while Berwick Station offers mainline links to London, and Lewes and Brighton are within easy reach.

A rare opportunity to acquire a characterful country home in a truly special setting.





Despite the peaceful rural setting, Langtye Cottage enjoys excellent transport links – Berwick Train Station, for trains to London, Brighton and Eastbourne only 5 minute drive away. The A27 main road for good east west links. Lewes is just a short drive away, while the A22 provides easy access north and south.

The nearby villages of Ripe and Laughton offer friendly local pubs, shops and community life, with a range of well-regarded primary and secondary schools in the area.

Langtye Lane is a home for those who love peace, space and potential – a countryside escape with all the essentials close at hand, ready to be transformed into something truly special.

Sitting Room

17'5 x 13'5 (5.31m x 4.09m)

Kitchen/Dining Room

21'8 x 13'6 (6.60m x 4.11m)

Kitchen

10'1 x 9'7 (3.07m x 2.92m)

Utility Room

9'1 x 8'0 (2.77m x 2.44m)

Study

9'9 x 9'7 (2.97m x 2.92m)

Studio

23'9 x 11'5 (7.24m x 3.48m)

Bedroom

13'0 x 11'7 (3.96m x 3.53m)

Bedroom

13'11 x 11'5 (4.24m x 3.48m)

Bedroom

13'8 x 11'6 (4.17m x 3.51m)

Bedroom

13'8 x 6'7 (4.17m x 2.01m)

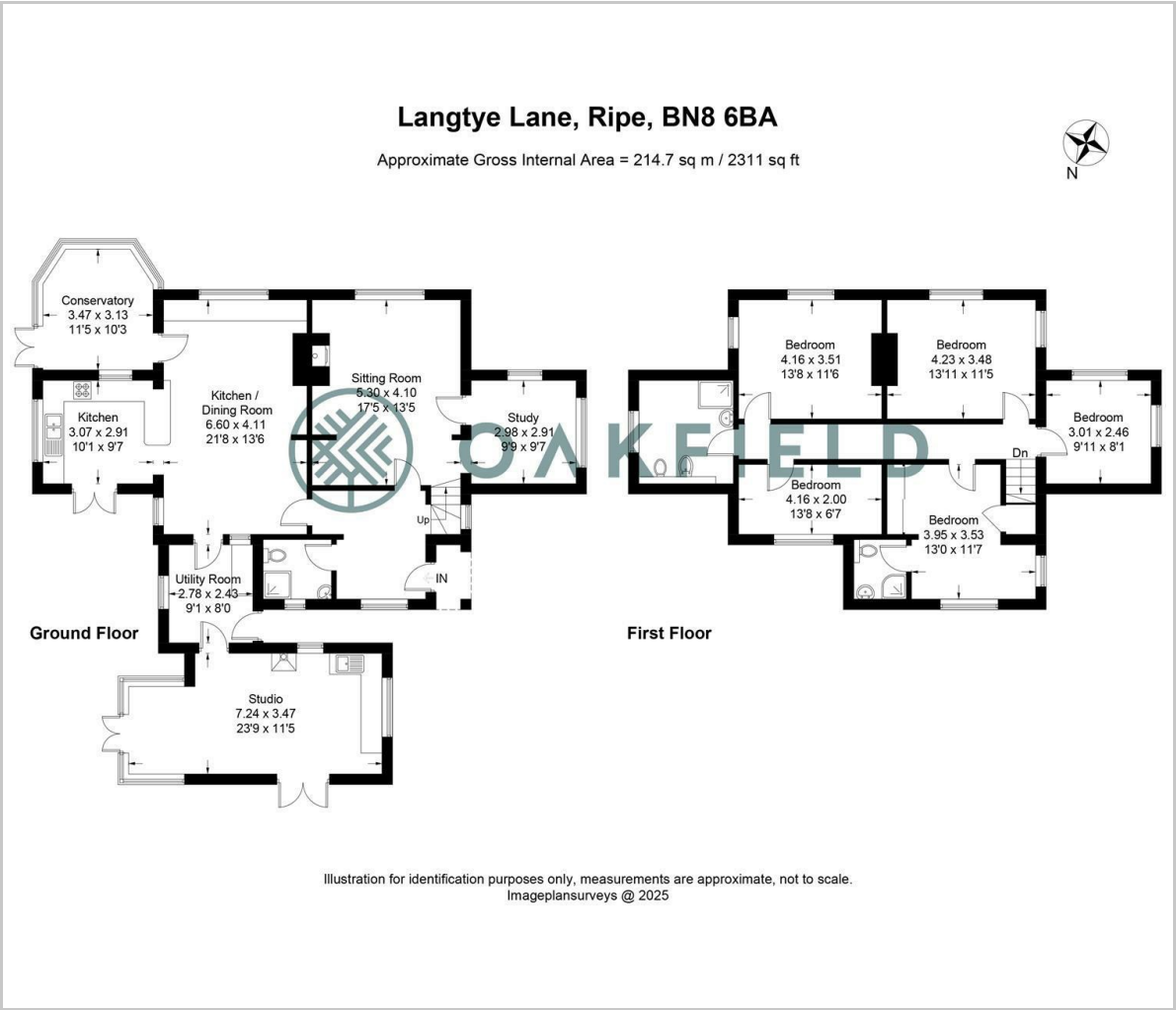
Bedroom

9'11 x 8'1 (3.02m x 2.46m)

Council Tax Band - G £4,347 per annum



Floor Plan

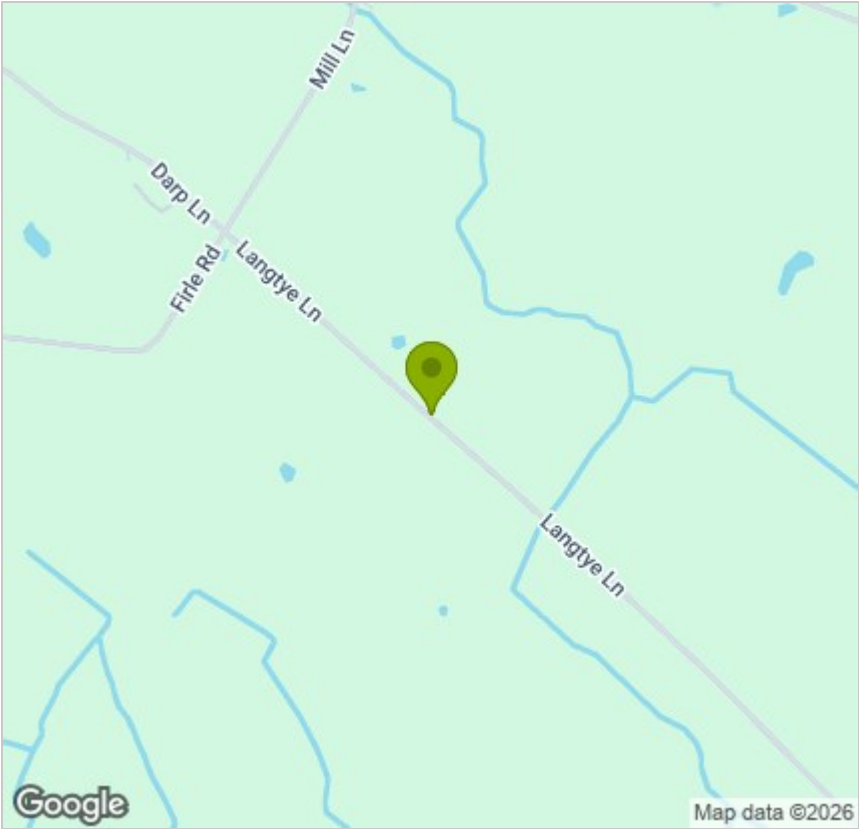


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

