

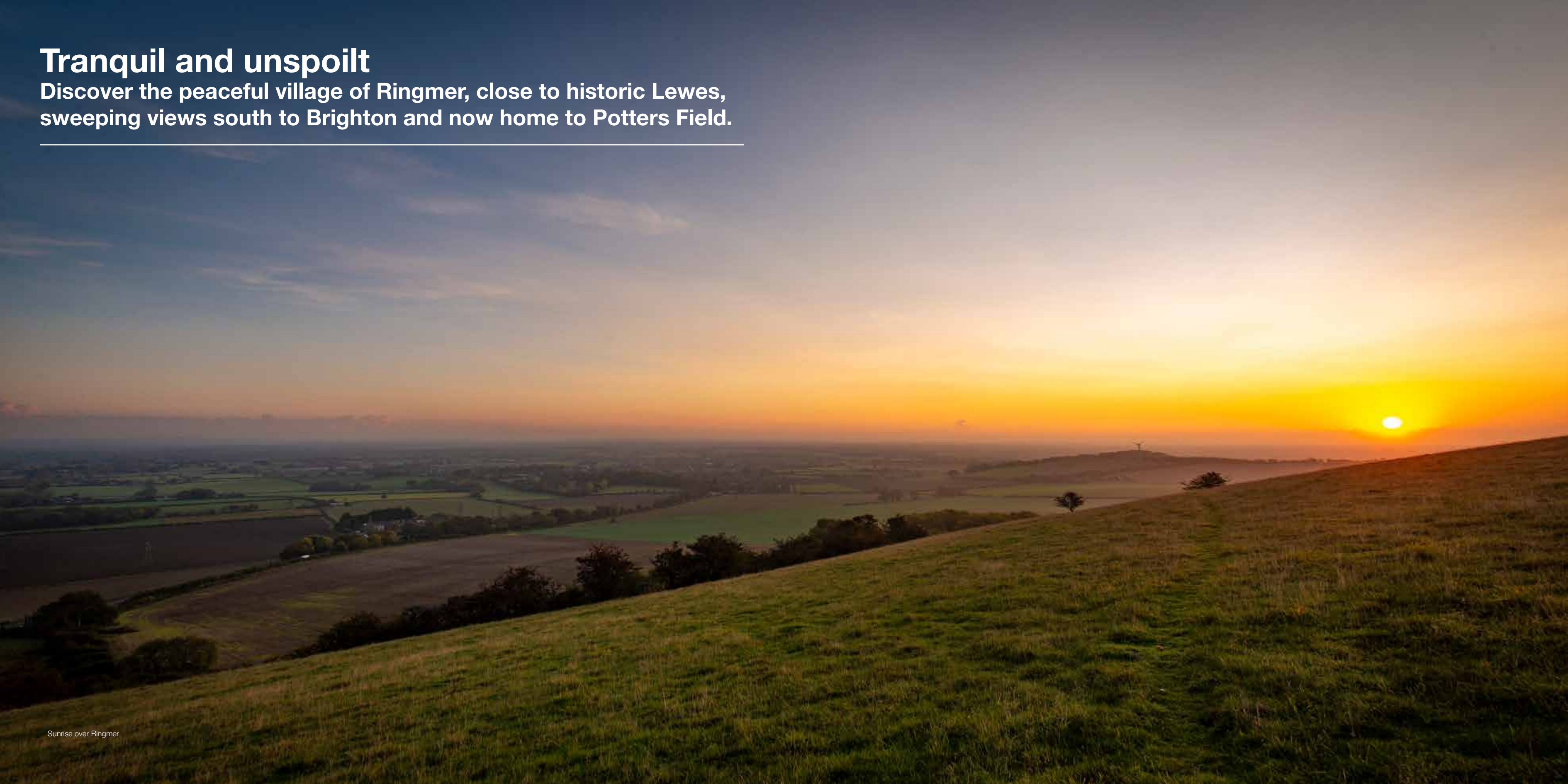
Potters Field

Ringmer, East Sussex



Tranquil and unspoilt

Discover the peaceful village of Ringmer, close to historic Lewes, sweeping views south to Brighton and now home to Potters Field.





Potters Field

Ringmer, East Sussex

Locals love their village of Ringmer, nestled amongst surrounding settlements, close to the beautiful market town of Lewes, overlooking Brighton and the south coast. Most importantly, everyone here has the countryside on their doorstep. Situated in East Sussex, Ringmer benefits from two stunning natural landscapes, and stands at the transition of the two. The South Downs and the Low Weald are just moments away and provide plenty of footpaths and walks to venture along.

This unique location is connected to the rest of the south coast and inland towards London by regular commuter train services from Lewes. Here you'll also find your day to day shopping and amenities alongside the independent shops and restaurants of Lewes, as well as local historic and geographical sites and plenty of events across the year.

Potters Field brings one and two bedroom homes to the village of Ringmer. Located along Bishops Lane, Potters Field will be a leafy development benefiting from the existing natural landscaping, new public open spaces and an ecology pond. Each home will come with two parking spaces essential for exploring the local area. The traditional homes at Potters Field will blend in with their local surroundings and architecture, ensuring it becomes part of the local community.

Brought to you by Guinness Homes, 22 homes are available with Shared Ownership offering perfectly formed two bedroom houses and one bedroom apartments to the village, with an affordable way to get on the property ladder.

Local Sussex charm

Ringmer retains an old world atmosphere, with historic architecture, strong local community and everyday essentials close to Potters Field.

History surrounds you in the village and as you make your way to the local shops or to one of the two local schools, you may notice some of Ringmer parish's 49 listed buildings, including the Grade I medieval Ringmer church and several other medieval houses which form part of this attractive village. At the centre, the large green stretches through the village, perfect in the summer for socialising and a great British picnic, and complete with a cricket, bowls and football club.

The village is proud to have all the essentials of a great community; a bakery, butcher, coffee shop, pharmacy, pet shop and more, including three popular pubs, The Anchor, The Cock Inn and The Green Man. Across the three you will find real ale and local beers from breweries across Sussex, as well as home cooked food, highly rated and praised for big portions. Nearby Lewes, a 9 minute drive from Ringmer, has your closest supermarkets Tesco, Aldi and Waitrose as well a leisure centre and plenty of independent retailers to support.



The Green Man



Ringmer Village Green

There are two schools, Ringmer Primary and Nursery School and Kings Academy Ringmer, that will see children through from ages 4 to 16, both rated 'Good' and within walking distance of homes at Potters Field.

Just outside Ringmer, the Glyndebourne Opera House attracts many visitors not only for the festival each summer, which showcases a season of world-class opera in the auditorium, but to explore the grounds of this unique and accessible location for opera in the countryside. The 9.5 acres of land at nearby Raystede Animal Welfare Centre offer plenty of opportunities for families to get first hand experience with a range of animals and support the local charity.

Towards Lewes, and south of Ringmer, lies the Malling Down Nature Reserve within the chalk massif of the Lewes Downs and are part of the South Downs National Park, with chalk grassland and scrub, home to many flowers and butterflies, providing great walks from Ringmer and Lewes. At Mount Caburn, located at the south of the Lewes Downs, you may spot a paraglider as the views overlook the South Downs all the way south to the sea.



Ringmer Village Green



Ringmer Parish Church



Malling Down looking towards Lewes

Discover twisting twittens in Lewes

Make castles, towers and medieval twittens, the old Sussex dialect for alleyways, your new stomping ground in nearby Lewes.

Between the South Downs, cut through by the River Ouse, the market town of Lewes rises up on both sides of the river (which is crossed by the bridge which offers famous views).

Made up of medieval streets and twisting alleyways, the town not only rises above the surrounding chalk cliffs offering picture perfect moments but its backdrop is equally as picturesque, with the remains of the Norman castle complete with gatehouse, towers and keeps to admire. The town has several other historic buildings

which attract visitors such as the townhouse named after Anne of Cleves (fourth wife of King Henry VIII), now a museum. The grounds of Lewes Priory offer a glimpse into history pre dissolution of the monasteries.

The town perfectly blends antique shops, independent retailers, coffee shops and restaurants, all dotted around its hilly streets. The Needlemakers and Riverside Lewes are destinations to explore local crafts and produce, whilst Lewes proudly opens its streets to the popular Lewes Farmers Market on the first and third Saturday of each month.



St Michael in Lewes Church



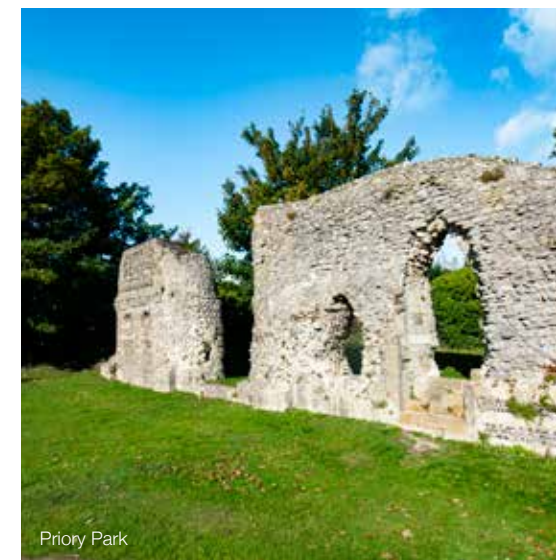
Anne of Cleves House



Lewes Castle



Lewes Castle



Priory Park



Cliffe High Street



Harvey's Brewery

Get ready to haggle and hunt for a bargain at Lewes Flea Market, an indoor centre with an array of items across two floors. Local artists display their work at several small galleries across the town, whilst a newer cultural addition to the town is Depot, an award-winning independent 3-screen cinema next to the train station with a cafe and restaurant.

When it comes to a drink, Bridge Wharf Brewery on the riverside is home to Harvey's, one of Sussex's proudest exports and the brewery is a popular spot for a drink on the River Ouse. Local food and drink hotspots include Flint Owl Bakery for fresh baked goods, wine best shared at Symposium Wine Emporium and Erawan Thai Bistro for fresh and fragrant dishes, presented beautifully. If you're

looking for a bit more activity, then freshwater outdoor public swimming pool, Pells Pool, opens each summer and is a sell out on a hot day but, for weather proof facilities, Lewes Leisure Centre is close to the train station with a gym and pool under one roof.

Once you've explored Lewes and pinpointed your favourite spots, Brighton has even more to offer with bustling bars, restaurants, cafes and independent shops. Every year Brighton welcomes over 9.5m day visitors with its seaside charm, independent shops and laidback way of life, complete with award-winning restaurants and entertainment.



The Depot



Castle Precincts



A wealth of local restaurants



The Fifteenth Century Bookshop



Lewes High Street



Charming alleys and lanes



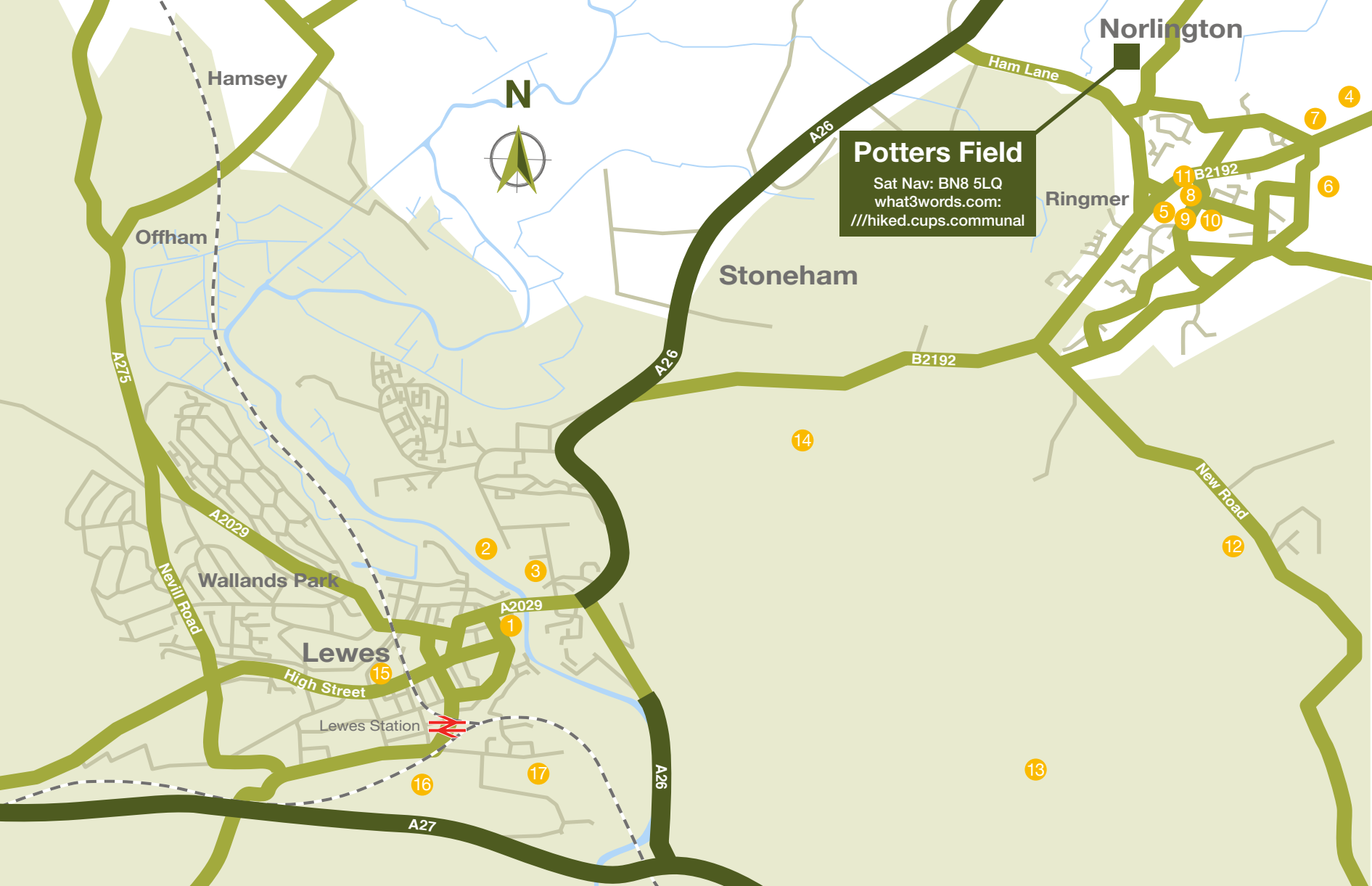
Lewes High Street



Flint Owl Bakery



Thomas Payne's House



Explore Sussex

Lewes is a transport hub, with its high glass ceiling and ornate gallery style station at the centre of many train lines. Within a 9 minute drive of Ringmer, the station has services to London Victoria plus services to Brighton, Eastbourne

and Ashford International, and Seaford on a branch line. Ringmer is located between the A22 which links to roads towards Royal Tunbridge Wells and the A27 which takes you along the south coast.

Supermarkets

1. Waitrose
2. Tesco
3. Aldi

Pubs/Restaurants/Cafes

4. The Green Man
5. The Anchor

Schools

6. Ringmer Primary and Nursery School
7. Kings Academy Ringmer

Local Shops

8. Jack & Jills (bakery)
9. Lew Howard & Son (butchers)
10. Lloyds Pharmacy
11. The Pet Store

Leisure/Parks

12. Glyndebourne
13. The Lewes Downs
14. Malling Down Nature Reserve
15. Lewes Castle
16. Lewes Priory
17. Lewes Leisure Centre



Travel times are in minutes and are approximate. Source nationalrail.co.uk and Google Maps

Site plan

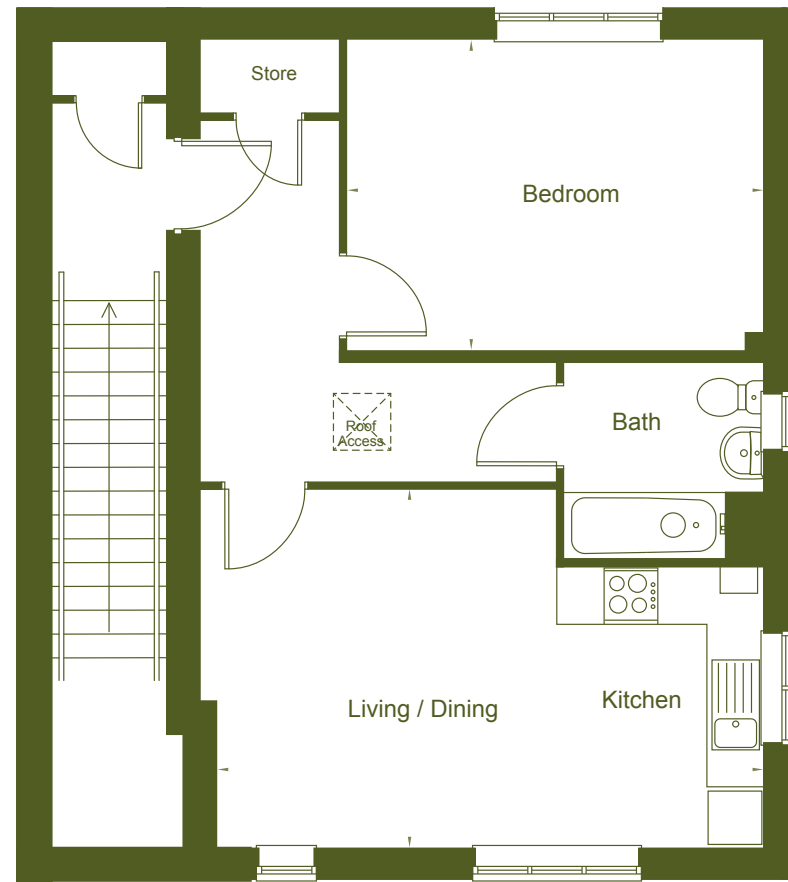
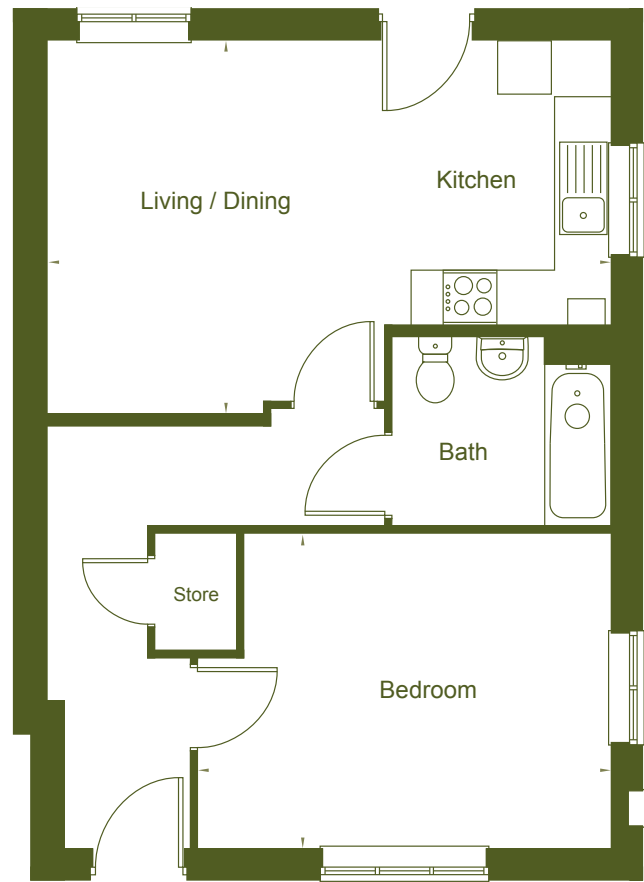
Potters Field

- 1 Bedroom Apartments
- The Springett - 2 Bedroom Houses



Apartments 40 & 41

1 bedroom apartments



Flat 40

Ground Floor

Kitchen/Living/Dining	5.97m	x	3.98m
Bedroom	4.38m	x	3.35m

With a dual aspect bedroom and large open-plan living / dining area, you'll also find good storage space within this one bedroom apartment.

Flat 41

First Floor

Kitchen/Living/Dining	5.79m	x	3.81m
Bedroom	4.40m	x	3.32m

Featuring a large, well-lit open-plan living / dining space, this apartment is ideal for entertaining in.

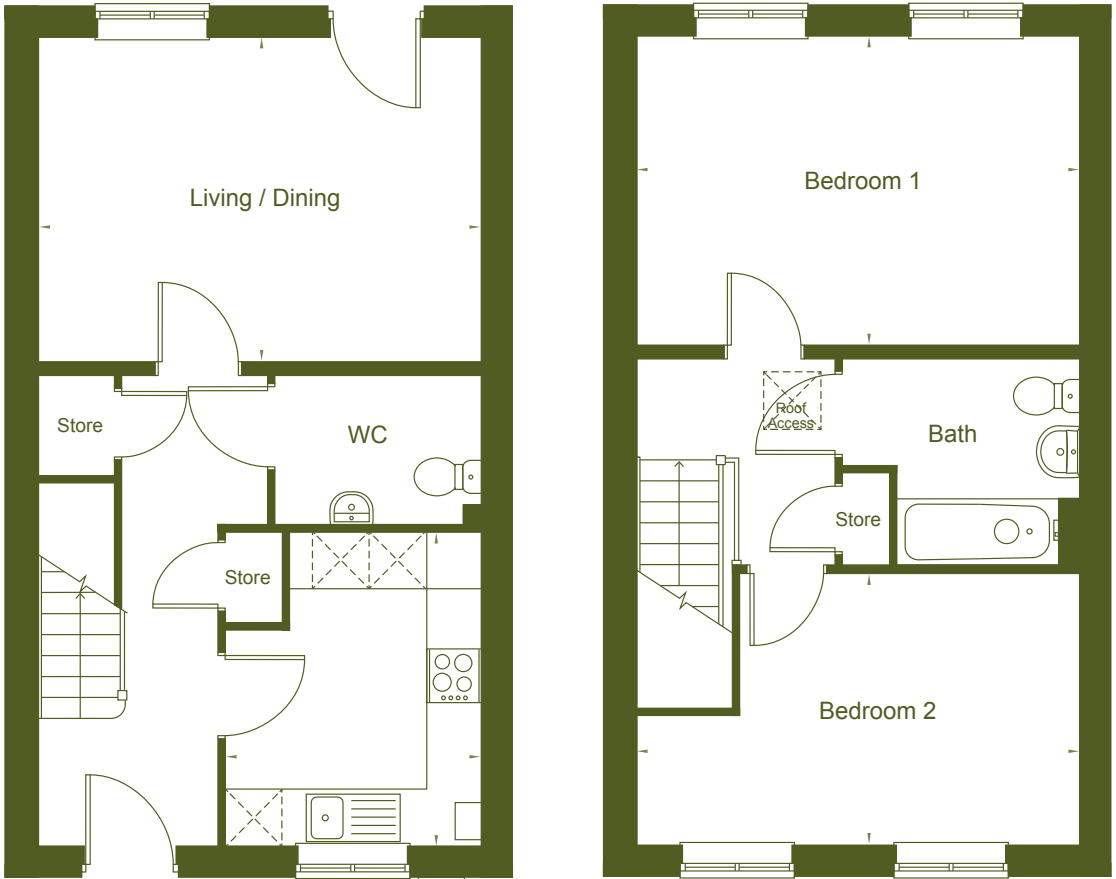
Please note that the minimum dimensions are shown. Please speak to a Sales Consultant for more information. Windows and doors may be mirrored to drawn plan.



CGI is indicative only

The Springett

2 bedroom house



Plot numbers: 36, 37, 38, 39, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67 & 68

Living/Dining	4.70m	x	3.46m
Kitchen	2.72m	x	3.34m
Bedroom 1	4.70m	x	3.30m
Bedroom 2	4.70m	x	2.90m

Featuring two excellently sized bedrooms and ample storage throughout the home, your living / dining space leads out to the rear private garden.

Please note that the minimum dimensions are shown. Please speak to a Sales Consultant for more information. Windows and doors may be mirrored to drawn plan.



CGI is indicative only

Specification

Kitchen

- Contemporary kitchens provided by Symphony
- Upstands to match worktop
- Stainless steel splashback
- Single bowl sink with mixer tap
- Single built in oven, hob and extractor hood

Internal Finish

- Internal doors with painted finish and chrome fittings
- Painted MDF window cills (unless stated)

Bathroom & WC

- White contemporary suite by Ideal Standard comprising WC, pedestal wash basin and steel bath with side panel to bathroom and chrome fittings
- Bath screen with clear glass to bathrooms
- Chrome mixer shower over bath to bathrooms
- Porcelanosa ceramic wall tiles with full height tiling around baths
- Shaver socket to bathrooms

Heating

- Gas fired combination boiler serving heating and hot water

Flooring

- Vinyl flooring to bathroom, kitchen and cloakroom
- Carpets to all other areas

Decorations

- Internal walls and ceilings to be painted in Matt white emulsion
- Internal woodwork to be painted in white satin

External

- Turf to rear garden for houses
- Tap to rear garden for houses




CGI is indicative only

Shared Ownership

Potters Field

- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally you are able to buy a bigger property than you may otherwise be able to afford
- You are able to buy more shares until you own the property outright
- Your monthly payments could be less than renting privately



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Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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