



The Street, Rodmell

**Lewes
Estates**

Lewes Estates is pleased to present an architecturally unique four bedroom single storey property built in 1973. Situated in the popular village of Rodmell this lovely home offers generous living accommodation and a wrap around garden with a wealth of mature trees and shrubs offering total privacy from neighbours. The rear of the property enjoys beautiful far reaching views across privately owned protected agricultural land.

Rodmell is a picturesque village just three miles from the county town of Lewes. This charming village is steeped in history, featuring the early Norman church of St. Peter and the renowned Monk's House, once the home of Virginia Woolf. Residents enjoy a strong sense of community, with local events and activities fostering a welcoming atmosphere. There is easy access to Lewes and beyond with a good bus service. Nearby railway stations at Southease and Lewes ensure convenient connections to Brighton and London.

Rodmell's peaceful environment, combined with its rich heritage and modern amenities, makes it a highly desirable place to call home. You will also find a wealth of amenities in nearby Lewes which is known for its independent shops, cafes, and cultural attractions.



You approach this unique property down a private driveway with space for parking 2-3 vehicles and features an electric car charging point.

The entrance porch is fully glazed with a sliding door to the living area. The living/dining room has high ceilings and large windows creating a light and spacious area the whole family can enjoy. There are two sets of double doors, one to the patio area, and one to the rear lawn. The curving external wall adds a unique flare, and is complimented by the hard wood floor and cosy wood burner.

From the living area you access the master bedroom which benefits from multiple fitted wardrobes and views over the garden. There is an en-suite shower room with walk in shower, wash hand basin and low level WC. The conservatory off the master bedroom was built by the previous owners and can be utilised for many functions. The garden can also be accessed directly through double doors.

Bedroom two has double aspect windows to the front and side of the property, whereas bedroom three has views to the side and a useful in built cupboard. The family bathroom has a white suite, shower over bath, wash hand basis and low level WC. The inbuilt linen cupboard also holds the water tank. The fourth bedroom has a window to the front and inbuilt cupboard.

The kitchen adjoins the living area and has



large windows overlooking the patio and the garden beyond. The kitchen features a limestone counter top, open shelving, half tiled walls and several base units. The gas Range Master is fed from an external cannister. The kitchen has plenty of space for a washing machine, dishwasher, tumble dryer and large fridge/freezer. From the kitchen there is a useful utility area with multiple fitted shelves and access to both the front and rear of the property.

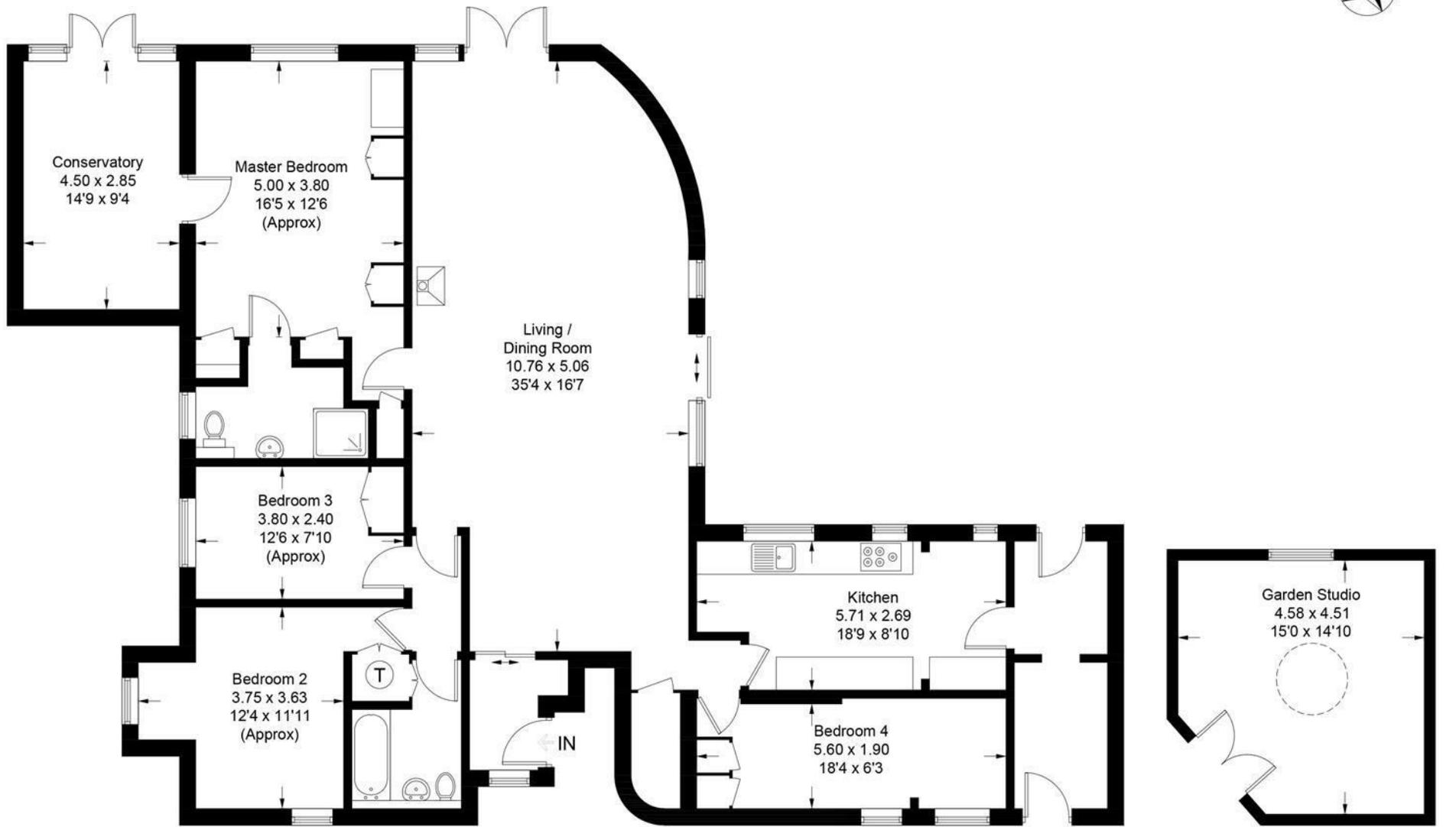
The beautiful wrap around garden features a wealth of mature, exotic and specimen plants courtesy of the properties previous 'Botanist' owners. There is a spacious garden room with separate outhouse with composting toilet. This lovely building is constructed with a timber frame and straw insulation. The fired earth flooring is a particularly beautiful feature and with a cosy wood burner this space can be enjoyed throughout the year.

The property further benefits from external wall foam insulation and is fully double glazed throughout. There is an air source heat pump and solar panels which have significantly reduced costs and offers new owners greatly sought after low cost energy.

Internal viewing is highly recommended to fully appreciate all that this property has to offer. Please contact us by phone or email to arrange your appointment.



draft



Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft
Garden Studio = 19.3 sq m / 208 sq ft
Total = 187.8 sq m / 2022 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212366)



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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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