

OAKFIELD

The Street, Rodmell, Lewes BN7 3HE

Asking Price £1,250,000

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A rare opportunity to acquire an exceptional bespoke Potton home extending to approximately 2,700 sq ft, nestled in the heart of the historic and highly sought after village of Rodmell, enjoying views across neighbouring orchards and open countryside. Rodmell is perhaps best known as the home of Virginia Woolf's Monks House and remains one of Sussex's most desirable village locations.

This beautifully crafted timber framed residence was individually designed and built by renowned bespoke home designers Potton. Offering spacious and versatile accommodation throughout, the property combines character features including exposed timbers, a striking inglenook style fireplace and a log burner with excellent family living space.

The accommodation comprises a spacious sitting room, separate dining room, study, kitchen/breakfast room, utility room, cloakroom and tandem garage. Upstairs are four generous bedrooms, including a principal bedroom with en suite, family bathroom, additional storage room and access to a substantial loft space.

Externally, the property sits within mature gardens featuring extensive lawned areas, terracing and a jacuzzi area, with flint boundary walls adding character to parts of the front, side and rear boundaries. The setting offers a wonderful sense of privacy and tranquillity while remaining at the heart of one of Sussex's most desirable villages.

The sitting room and dining room were originally arranged as one large through room and could potentially be reinstated, creating an impressive open living and entertaining space if desired. The property offers an exciting opportunity for a purchaser to modernise and personalise certain areas while enjoying a substantial family home in an exceptional village setting.

























Externally, Merlins enjoys a private, generous and beautifully established rear garden with a large lawn and patio area ideal for al fresco dining, framed by mature trees offering both privacy and tranquillity. A delightful pergola and hot tub area enhance the garden's appeal.

Sitting Room
22'8 x 16'9 (6.91m x 5.11m)

Drawing Room
19'4 x 18'4 (5.89m x 5.59m)

Kitchen / Breakfast Room
25'5 x 14'10 (7.75m x 4.52m)

Utility Room
13 x 10'6 (3.96m x 3.20m)

Study
10'8 x 9'8 (3.25m x 2.95m)

Tandem Garage
29'2 x 9'9 (8.89m x 2.97m)

Bedroom
19 x 13'10 (5.79m x 4.22m)

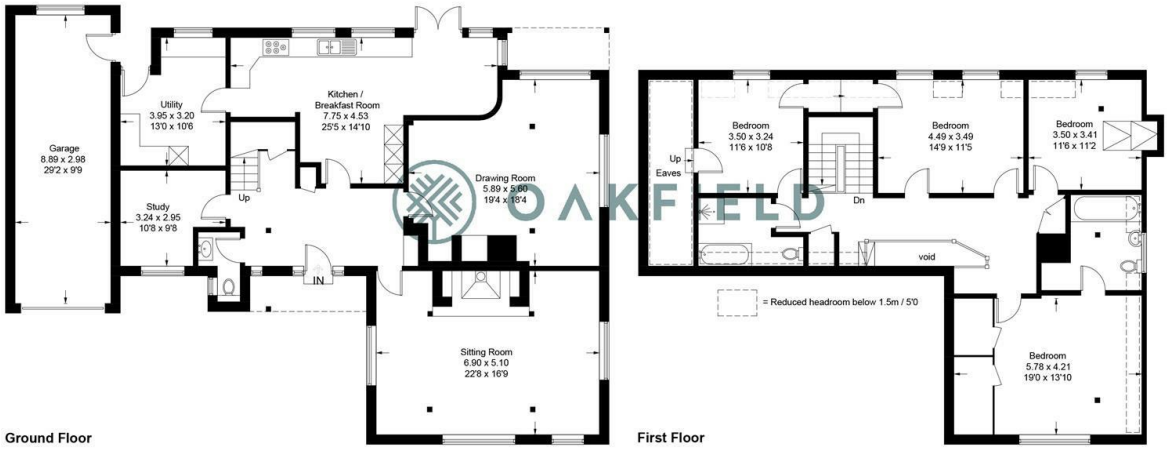
Bedroom
14'8 x 11'5 (4.47m x 3.48m)

Bedroom
11'6 x 11'2 (3.51m x 3.40m)

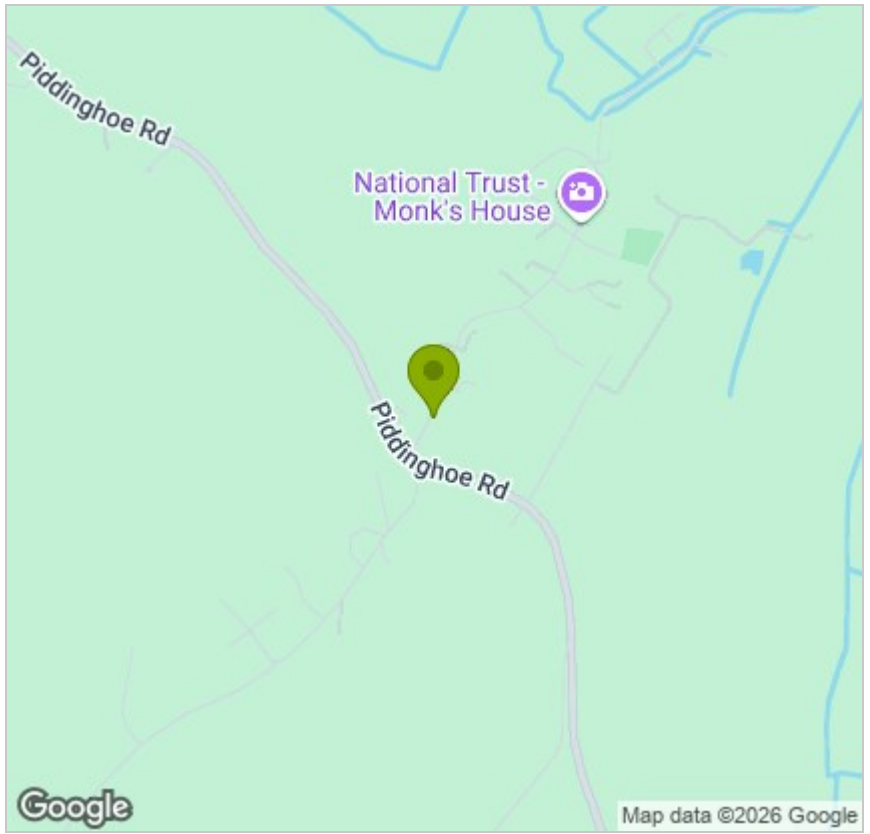
Bedroom
11'6 x 10'8 (3.51m x 3.25m)

Council Tax Band E - £3,368.65 Per Annum

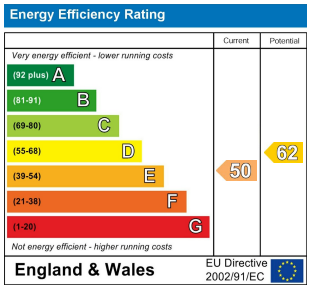
Floor Plan



Area Map



Energy Efficiency Graph



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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64 High Street, Lewes, East Sussex, BN7 1XG
lewes@oakfieldproperty.co.uk
01273 474101
www.oakfieldproperty.co.uk