



OAKFIELD



Newhaven Road, Rodmell, BN7 3EY

Price Guide £950,000



## Newhaven Road, Rodmell, BN7 3EY

A beautiful, detached cottage of considerable charm and period character, set in the heart of the South Downs National Park.

This period family home that has been sympathetically renovated to accommodate modern living without compromising the original character and charm.

The property is offered for sale and boasts four double bedrooms and wonderful views of the South Downs beautifully tendered gardens.

The ground floor comprises a solid wood Front Door into an open-plan Reception Room with fitted cupboards, leads onto the Sitting Room/Diner; Dining Area with bi-folding patio doors offering direct access to a south-facing decked patio with garden area beyond; dual aspect Sitting Area with feature fireplace with inset eight-kilowatt wood burner.

Shower Room with low-level WC, wall mounted handwash basin, glazed door to outside, large walk-in shower, space and plumbing for washing machine, Travertine marble tiled floors.

Sewing Room with feature fireplace, fitted shelves; well-fitted Kitchen with wall and base units with solid walnut wood counters above, traditional oil fuelled Aga with separate electric Aga and ceramic hob beside, Travertine marble tiled floors.

Scullery with a stable door leading to the side gardens and driveway beyond, solid oak base units, Butler sink, space for free standing fridge, cupboard with fitted shelves housing the oil fired boiler, Travertine marble tiled floors.

Accessed via stairs leading from the dining hall, the first-floor accommodation comprises a Family Bathroom with a freestanding bathtub, large walk-in shower, wall-mounted handwash basin, and low-level WC.

A dual-aspect Principal bedroom with fitted cupboard; Bedroom 4/Dressing Room with a wall of fitted wardrobes; good-sized Bedroom 3 with access to the loft (insulated but not boarded); Bedroom 2 with a fitted double wardrobe.





Mains Water and Electricity. Secondary Glazing or Double Glazing throughout. Lewes District Council Tax Band G.

The outside space surrounding the property is divided into four sections. It includes a generous, well-established side garden laid to lawn with a south-facing decked patio area and a kitchen garden with raised vegetable beds and fruit trees, all enclosed by flint walls.

Further notable benefits of this Grade II listed property include an integral garden store, a freestanding timber shed, and a private driveway offering off-road parking for several vehicles.

Location:

The hamlet of Northease is very conveniently situated between Lewes and Newhaven. Within the close by village of Rodmell there is a primary school and Public House, other attractions include Monks House (former home of Leonard and Virginia Woolf) and easy access to countryside walks.

The historic county town of Lewes is approximately 4 miles distant and offers an excellent range of amenities with its many individual shops and also major supermarkets including; Waitrose and Tesco, schooling for all ages and recreation facilities.

Lewes mainline railway station offers services to London Victoria (just over the hour).

The universities of Brighton and Sussex are situated at Falmer approximately 6 miles distant and the famous Glyndebourne Opera House is on the outskirts of Ringmer.

The port of Newhaven is approximately 4 miles distant and offers a regular ferry service to Dieppe, France.

**Sitting/Dining Room**

16'5 x 11'5 (5.00m x 3.48m)

**Reception Hall**

12'9 x 9'11 (3.89m x 3.02m)

**Family Room**

12'8 x 9'11 (3.86m x 3.02m)

**Kitchen**

12'8 x 9'3 (3.86m x 2.82m)

**Scullery**

7'7 x 6'11 (2.31m x 2.11m)

**Bedroom**

13'1 x 11'8 (3.99m x 3.56m)

**Bedroom**

10'8 x 7'7 (3.25m x 2.31m)

**Bedroom**

10'6 x 9'11 (3.20m x 3.02m)

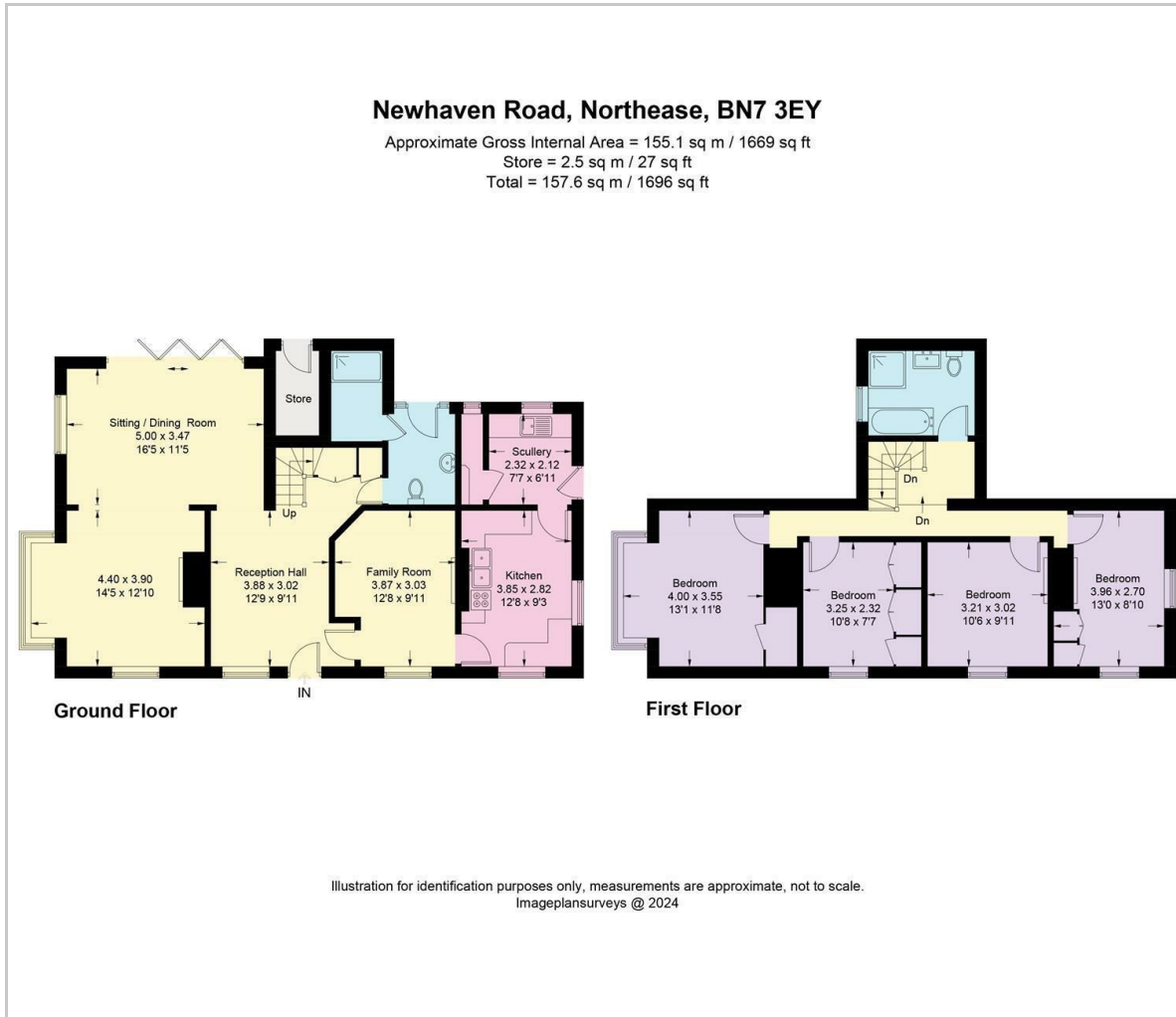
**Bedroom**

13'0 x 8'10 (3.96m x 2.69m)

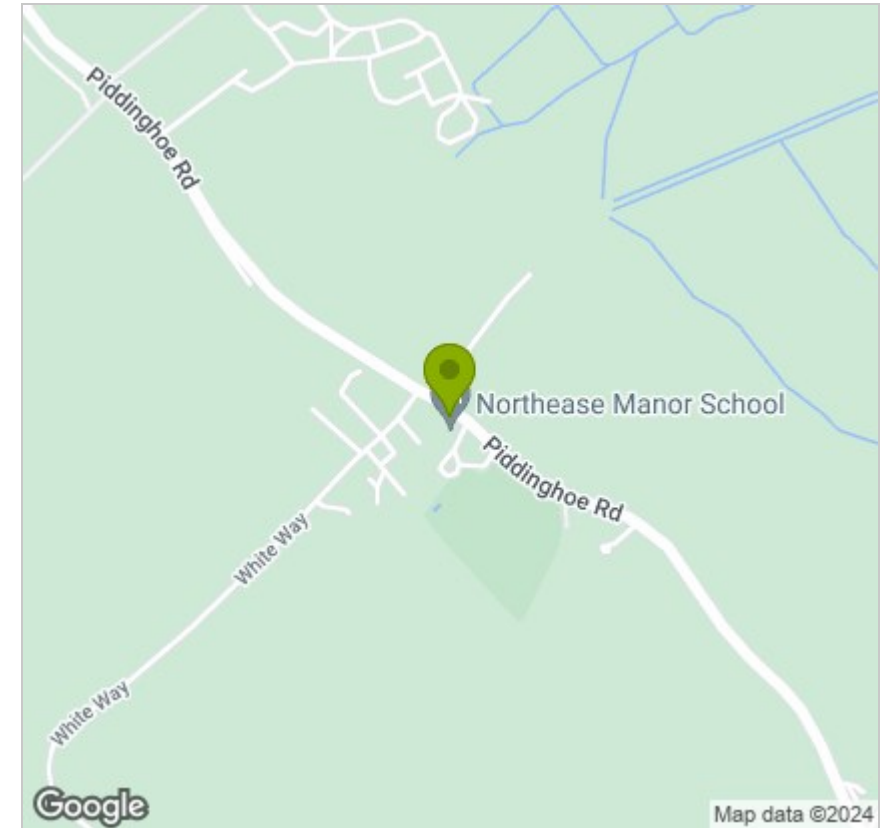
**Council Tax Band - G £4172**



## 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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