



The Street, Rodmell

Picturesque Rodmell - known for being home to the lyrical novelist Virginia Woolf who lived in Monk's House for twenty-one years - lies three miles (4.8 km) south-west of Lewes and six and a half miles from Brighton. The County Town of Lewes offers a fast train service to London Victoria (approx. 70 mins) and an abundant array of amenities.

- Idyllic, Quintessentially English Village Location
Minutes From Lewes
- Detached Flint And Brick Built Cottage
- 4 Bedrooms Including Master Bedroom Suite
- Impressive Semi Open-Plan Ground Floor
- 26 Ft Living Room
- 22 Ft Kitchen Open-Plan To 21 Ft Dining Room
- Luxury Family Bathroom
- Beautiful Cottage Style Gardens
- Timber Framed Workshop/Studio
- Private Driveway And Off-Street Parking



Front Door

Living Room
26 x 19'8 max

Kitchen / Dining Room
22'11 x 21'5 max

WC

1st Floor Landing

Bedroom 1
11'9 x 9'10

Ensuite

Bedroom 2
10'10 x 9'10

Bathroom

2nd Floor Landing

Bedroom 3
10'6 x 9'10 restricted head height

Study
10'7 x 6'10 restricted head height

Garden Studio
15'7 x 12'4



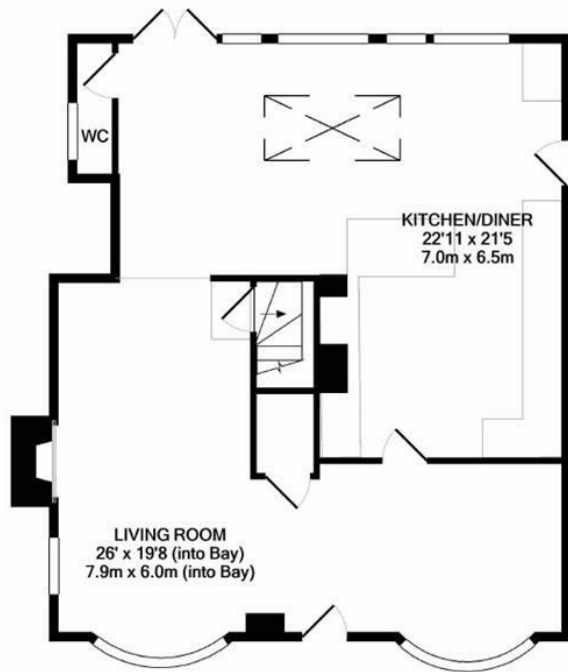
Flint Cottage is an exceptional detached 4 bedroom property with off-street parking, front and rear gardens and a workshop/studio. Beautifully set down a quiet country lane in the idyllic, highly sought after and rarely available Downland Village of Rodmell, the property occupies a slightly elevated position. The front garden offers privacy, a driveway provides parking for several vehicles and there is side access to the rear garden. The enchanting exterior of this quintessential flint cottage belies the extraordinary modern elegance of the design, layout and presentation of the interior.

The entire ground floor of this property is considered to be semi-open plan and, in our opinion, the space works particularly well. A deviation from the trend to remove every wall possible, the ground floor accommodation is a wonderful series of modular spaces that connect by way of enlarged openings. These modular spaces are defined by furnishings and decor and therefore provide extremely versatile and flexible accommodation. Use of the ground floor space is largely open to interpretation making this property not just inspiring but perfectly suited to modern living. To the rear of this property the entirety of the back wall comprises a series of generously sized windows and doors. To the ceiling is a glass sky lantern. The entire semi open-plan ground floor is unified by hardwood flooring and white walls and combined with the abundance of natural light there is an overwhelming sense of space. There is a wood burning stove to what is currently arranged as the living area and, as expected, at the heart of the modern country style kitchen is an Aga. From the kitchen there is a stable door to the side courtyard and a ground floor cloakroom.

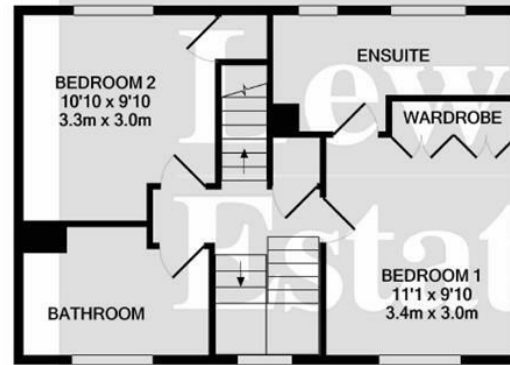
Upstairs the first-floor landing has painted, latched doors to the principal rooms, an airing cupboard housing the hot water cylinder and from here stairs lead to the second floor. To the first floor the master bedroom enjoys views to the front of the property.

Tenure: Freehold
Council Tax Band: F
EPC Rating: D

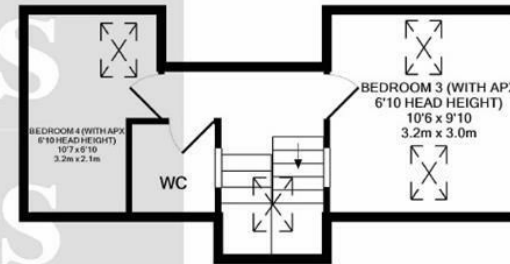




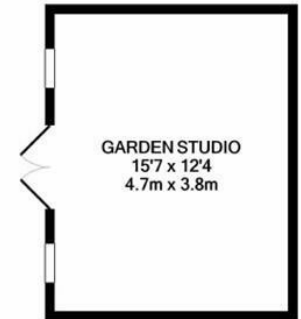
GROUND FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 192 SQ.FT.
(17.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1671 SQ.FT. (155.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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t: 01273 477377

e: sales@lewesestates.co.uk

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Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk