



OAKFIELD



Martens Field, Rodmell BN7 3HR

Guide Price £550,000



3



2



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C

## Martens Field, Rodmell BN7 3HR

A most delightful terraced chalet bungalow, with south facing aspect over the adjoining countryside that forms part of the landscape that is the South Downs National Park. Martins Field is hidden away off the The Street in Rodmell, where peace and tranquilly abound. Offering highly adaptable accommodation over ground and first floor.

Solid wood stable door with glazed upper half into Reception Hall/Dining area with large picture window, cupboard housing hot water tank, second storage cupboard; Bathroom with panel bath and Aqualisa shower over, pedestal hand wash basin, heated towel rail, low level WC. Studio/Bedroom 3 a flexible space currently used as a crafts room with French windows onto rear garden, fitted cupboard; open plan dual aspect Sitting Room/Kitchen with large picture window to the Sitting Room area with open fireplace and convection grate, fitted shelving to either side of chimney breast; well fitted bespoke Kitchen with Marble work surfaces incorporating 1 and half bowl porcelain under sink, pull out mixer tap with spray feature, numerous integrated appliances including Neff oven with microwave over, dishwasher and washer/dryer, Neff induction hob, porcelain Butler sink, space for free standing fridge/freezer, glazed door to rear garden.

Staircase from the Reception Hall/Dining area leads to a spacious landing with Velux roof window, deep storage cupboard and eaves storage; double aspect Principal Bedroom with large Velux roof window to the front and French windows and a Juliet balcony to the rear overlooking the garden, eaves storage cupboard; double aspect Bedroom 2 with large Velux roof window to the front and French windows and a Juliet balcony to the rear; Bathroom 2 with panel bath and hand held shower over, low level WC, vanity unit with inset hand wash basin, heated towel rail.





Mains water, drainage and electricity. Air source heat pump serving panel radiators throughout and providing domestic hot water. Wood framed double glazed windows throughout. Floating solid Oak flooring throughout. Lewes District Council Tax Band C.

Outside:

The property is approached via a twitten to a picket boundary fence with a path leading to the front door. To either side of the path is the most delightful cottage garden with areas of lawn carpeted in crocus with borders planted with a rich variety of bulbs and shrubs.

To the rear of the property is a fully enclosed courtyard herb garden laid to shingle with well designed herb beds bordered by railway sleepers, timber framed Summerhouse, side gate with right of access across the rear of the neighbouring property, air source heat pump. There are three parking spaces available to the residents of these properties, all on a first come first served basis.

Location:

The village of Rodmell is home to Monks House, the National Trust former home of author Virginia Woolf, which makes it a popular destination for literary enthusiasts. The superb local pub is only a short walk, as is the Village Hall hosting a variety of social activities. The Rodmell Cricket Club is close at hand as is the stunning surrounding local countryside makes it ideal for walkers. A good bus service operates from the main road into Lewes and beyond. The historic county town of Lewes with its comprehensive shopping, independent Depot cinema, range of cafes and restaurants and schooling for all ages is about 4 miles distant. There is a fast and regular train service from Lewes to London - Victoria in just over the hour.

FOR MORE INFORMATION CONTACT OUR LEWES OFFICE ON 01424 474101.

**Sitting Room/Kitchen**

25'8 x 12'10 (7.82m x 3.91m)

**Dining Room**

15'0 x 12'10 (4.57m x 3.91m)

**Bedroom**

10'9 x 8'8 (3.28m x 2.64m)

**Bedroom**

18'1 x 12'9 (5.51m x 3.89m)

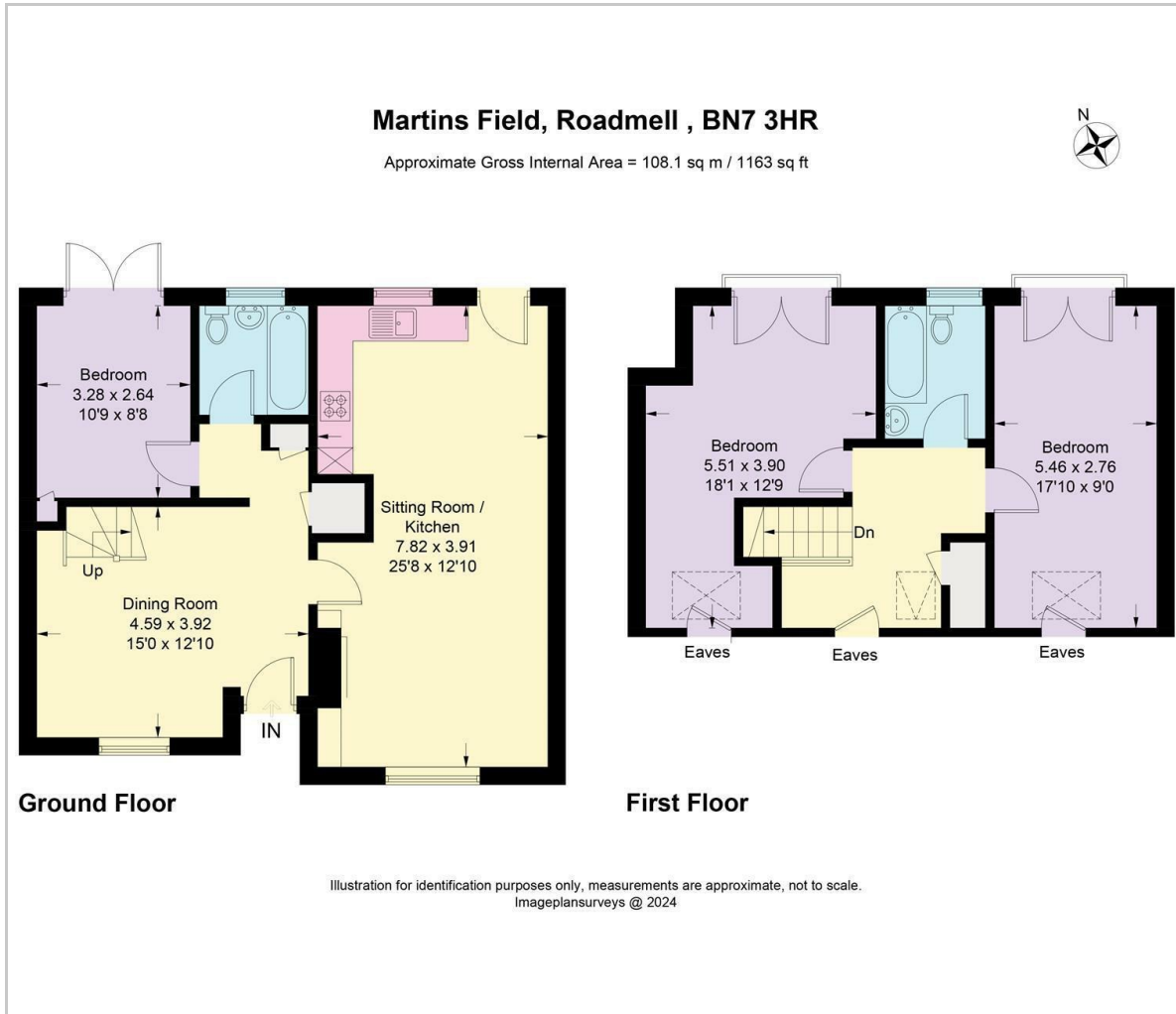
**Bedroom**

17'10 x 9'0 (5.44m x 2.74m)

**Council Tax Band - C £2123**



## Floor Plan

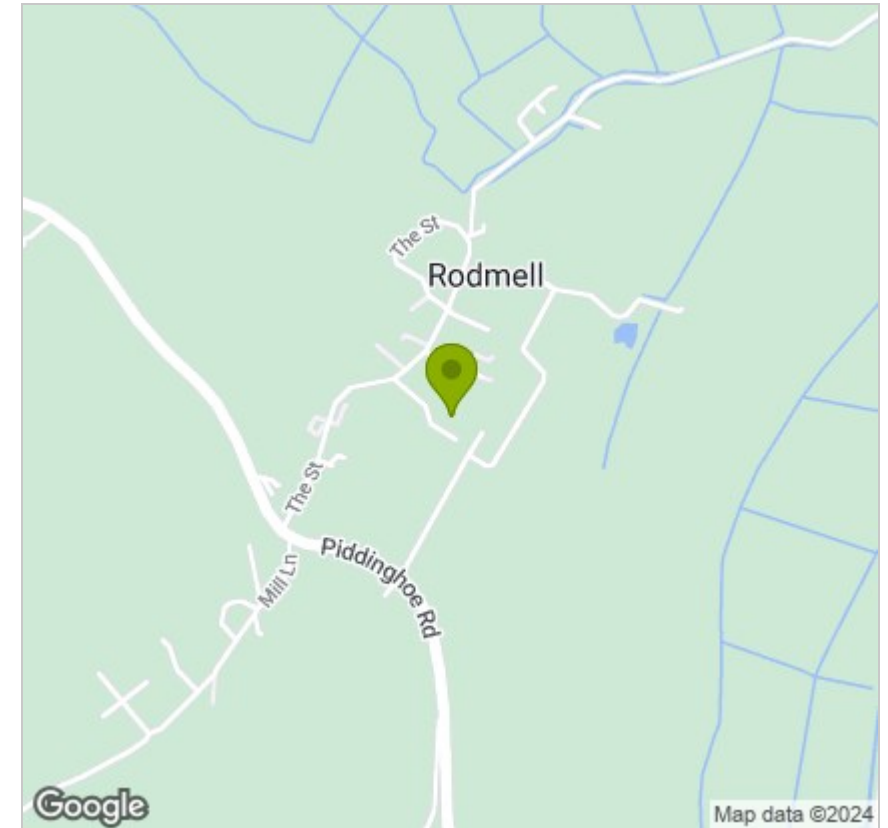


## Viewing

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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## Area Map



## Energy Efficiency Graph

