



OAKFIELD



Martens Field, Rodmell, Lewes BN7 3HR

Asking Price £1,200,000



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A very stylish, modern detached four bedroom family home quietly set back from the main road in the heart of Rodmell. With stunning gardens and a quiet and secluded feel you instantly feel at ease whilst relaxing in this wonderful setting.

As you step into the home you are greeted with a bright and spacious entrance hall leading to vast accommodation downstairs with a flexible layout making this ideal for growing families craving more space in a countryside setting.

A stunning newly fitted modern kitchen takes pride of place in the heart of this home with the latest 'Rayburn Heatranger' providing energy efficient heating and hot water for the home, whilst a further sitting room and dining room offer additional space to enjoy. Each room is filled with natural light overlooking the beautiful gardens.

For those that work from home a useful study can be found as well as a further guest bedroom with it's own entrance to the gardens making it the perfect setting for family visiting.

Upstairs you'll find a further three bedrooms with the principle bedroom benefitting from a beautiful en suite bathroom.

The gardens are where this home comes into its own, incredibly secluded offering an additional studio and workshop making it ideal for those with the need to work from home. We highly recommend viewing this magnificent home before it is snapped up!



Dining Room
12'6 x 11'11 (3.81m x 3.63m)

Sitting Room
23'6 x 12'4 (7.16m x 3.76m)

Kitchen
17'5 x 10'8 (5.31m x 3.25m)

Study
12'4 x 7'7 (3.76m x 2.31m)

Bedroom
11'10 x 9'7 (3.61m x 2.92m)

Bedroom
17'10 x 14'8 (5.44m x 4.47m)

Bedroom
14'8 x 12'4 (4.47m x 3.76m)

Bedroom
10'6 x 8'5 (3.20m x 2.57m)

Store
8'11 x 4'8 (2.72m x 1.42m)

Studio
9'3 x 9'2 (2.82m x 2.79m)

Workshop
11'1 x 9'0 (3.38m x 2.74m)

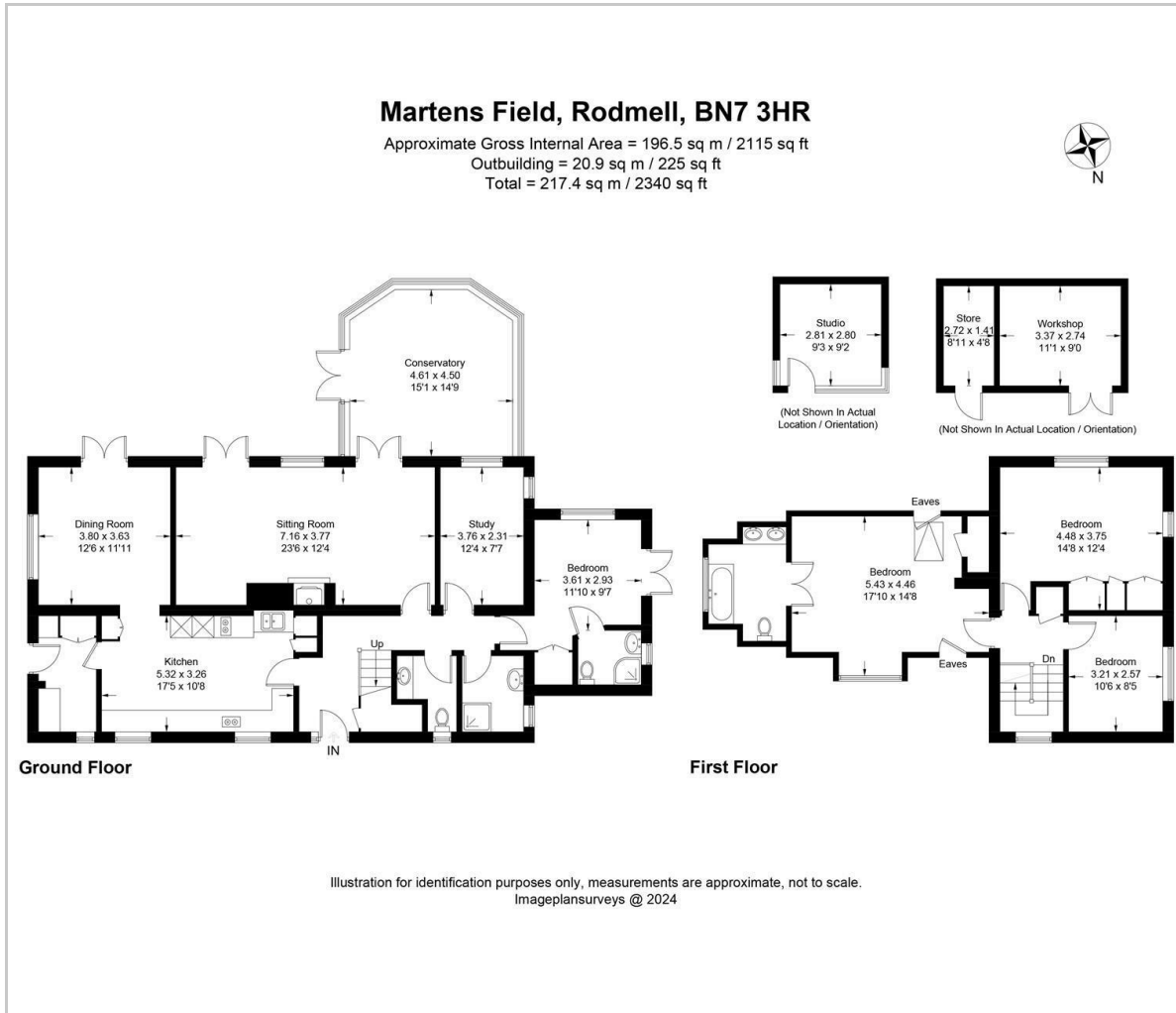
Council Tax Band - G £4,172 per annum



- Stylish modern detached house in Rodmell
- Highly sought after village location
- Stunning secluded gardens
- Studio & workshop in garden
- Beautiful modern kitchen
- Ample off street parking
- Spacious & flexible layout
- Beautiful en suite to main bedroom
- Four bedrooms
- Three bathrooms



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

