



OAKFIELD



The Street, Rodmell  
Asking Price £995,000





# SUMMARY

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A beautifully crafted flint and brick-built detached home, located in the sought-after village of Rodmell, just minutes from the historic town of Lewes.

Surrounded by breathtaking countryside, the property enjoys uninterrupted views to both the front and rear, offering a peaceful and picturesque setting in the heart of the South Downs National Park.

Positioned along the desirable Street in Rodmell, this light and airy three bedroom home effortlessly blends traditional character with modern-day living.

The ground floor is particularly impressive, featuring a semi open-plan design that includes a 26 ft living room filled with natural light, and a 22 ft kitchen that flows into a 21 ft dining room — ideal for both relaxed family life and entertaining.

Period details such as exposed brickwork, wood burner and timber finishes are balanced with tasteful, contemporary updates throughout.

The first floor benefits from two double bedrooms a family bathroom and en-suite. The second floor has one further bedroom a wc and a study all offering a peaceful outlook, great views and generous space.





Outside, the home is set within beautifully planted cottage-style gardens that provide a variety of seating and outdoor dining areas.

There is also a timber-framed workshop/studio offering excellent potential for a home office, creative studio or additional storage. A private driveway and off-street parking enhance the appeal, offering everyday convenience in this serene village location.

Rodmell is rich in history, famously associated with author Virginia Woolf, whose former home Monk's House remains a central feature of the village.

With direct access to scenic walking routes, a welcoming community and close proximity to Lewes and the coast, this property offers an exceptional lifestyle opportunity in one of East Sussex's most desirable rural settings.





### Sitting Room

25'11 x 22'0

### Kitchen/Diner

23'4 x 21'8

### Bedroom 1

11'2 x 9'11

### Bedroom 2

11'10 x 10'0

### Office

10'6 x 6'11

### Eaves

10'6 x 10'0

### Garden Studio

15'7 x 12'4

Council Tax Band - F



























# INFORMATION

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## Tenure

Freehold

## Local Authority

Lewes District Council

## Council Tax Band

F

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map





## Floorplan

## Energy Efficiency Graph

**The Street, Rodmell, BN7 3HF**

Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft

Garden Studio = 17.8 sq m / 191 sq ft

Total = 164.0 sq m / 1765 sq ft

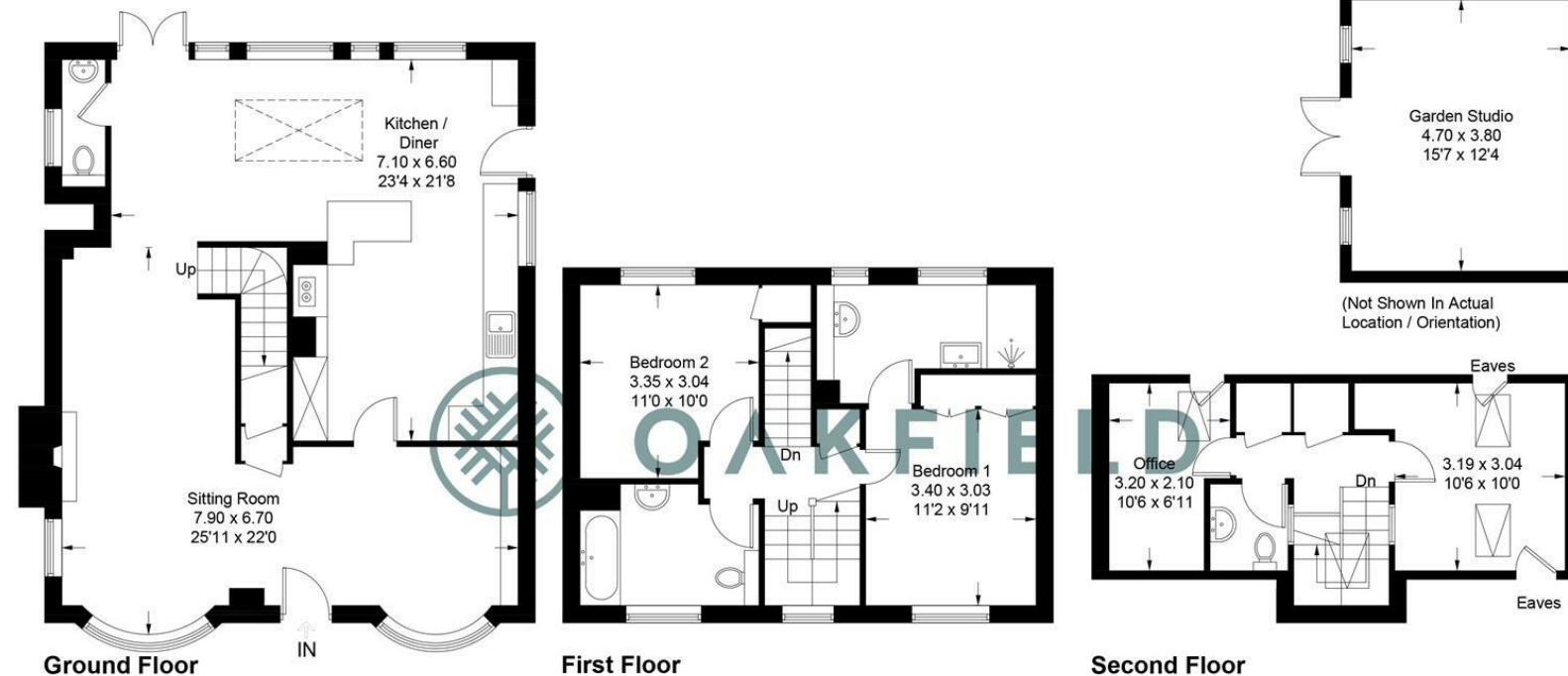



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		62	73
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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