



£475,000 offers in excess of  
5 Martens Field, Rodmell, East Sussex, BN7 3HR

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# Overview...

A wonderful 3 Double Bedroom, 2 Bathroom property located in the popular and desirable village of Rodmell.

The double fronted 1,150 sq ft home is well positioned away from passing traffic and boasts some glorious views across paddocks and benefits from an Air Source Heat Pump resulting in an EPC Rating of C

The property is extremely well presented throughout and features a 24ft Open Plan Living Kitchen Breakfast Room which boasts an open fire and wonderful views. There is a further Reception Room also featuring views of the fields opposite, a Ground Floor Double Bedroom and Modern Bathroom.

Upstairs there are 2 dual aspect Double Bedrooms each with Juliet Balconies and wonderful views across the local countryside. There is a light and bright landing and a further Modern Bathroom.

Outside is a Landscaped herb Garden to the rear benefitting with gated side access and a pretty Cottage Garden to the front.

VIEWING RECOMMENDED





# The property...

**Approach-** A brick laid pathway leads you through a Cottage Garden to a stable door which opens to the property.

**Dining Room-** A light and bright reception with pleasant views over the front garden and fields beyond. Stairs with wooden hand rail and painted balustrade lead to the first floor. Oak wood floor. Opening to Internal Hall and glazed oak framed door to;

**Open Plan Living Room and Kitchen Breakfast Room-** Measuring a generous 24'5 the dual aspect room is flooded with natural light and enjoys wonderful views over paddocks to the front. Oak wood floor.

**Sitting Room-** Featuring an almost full width window making the most of the views over fields to the front. The Sitting Room boasts an open fire and is completely open plan to the Kitchen Breakfast Room.

**Kitchen Breakfast Room-** A high quality bespoke fitted kitchen finished in a professionally painted cream and complimented by quartz worksurfaces. Views and access over the landscaped garden to the rear.

**Internal Hall-** Oak doors to principal rooms and fitted cupboards.

**Ground Floor Bathroom-** Modern bathroom suite comprising of a panel enclosed bath with shower over and glass screen door. Wc and wash hand basin. modern white tiled surrounds. Window to the rear.

**Ground Floor Bedroom 3-** A generously sized double bedroom with the desirable feature of double doors which open to the garden. The bedroom further benefits from a fitted wardrobe.

**First floor Landing-** A light and bright landing with roof window to the front. And eaves storage cupboards. Oak doors to principal rooms.







## Property and Outside...

**Bedroom 1-** A generously sized dual aspect double bedroom with roof window to the front with glorious views over the local countryside and double doors to the rear which open to a Juliet Balcony with pleasant views through tree tops. Pine wood floor.

**Bedroom 2-** Another generously sized dual aspect double bedroom with roof window to the front with glorious views over the local countryside and double doors to the rear which open to a Juliet Balcony with pleasant views through tree tops. Pine wood floor.

**Bathroom-** A modern bathroom suite comprising of bath with hand held shower attachment, wc and wash hand basin set into a vanity unit. Half tongue and groove walls, heated towel rail and window to the rear.

### OUTSIDE

**Rear Garden-** A delightful and particularly private, landscaped garden designed to be low maintenance but well stocked as a functioning herb garden. The garden is level and features a patio area and summer house with double doors and windows. The garden benefits from gated access to the side and is enclosed by fenced and flint walled boundaries.







## Location...

**Rodmell** is a desirable and picturesque village which offers all the charms of village life, set within the South Downs National Park.

The Village has a range of leisure activities including a children's playground, village hall, playing field and historic church, "Monks House," author Virginia Woolf's 16th-century country home, local vineyard "Breaky Bottom", and the village public house, the "Abergavenny Arms". The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes, and the Sussex coastline.

The historic town of Lewes is only 3.5 miles away and offers many individual shops, restaurants, outdoor swimming pool, The Depot Cinema and Leisure Centre with gym and indoor pool. The coast is only 3.5 miles away and Seaford offers beach swimming and a popular yacht club.

There is a highly regarded primary school in the neighbouring village of Kingston and excellent state schools along with well-respected private schools catering for all ages in Lewes including "Priory Secondary School," "Sussex Downs College," and "Lewes Old Grammar School"



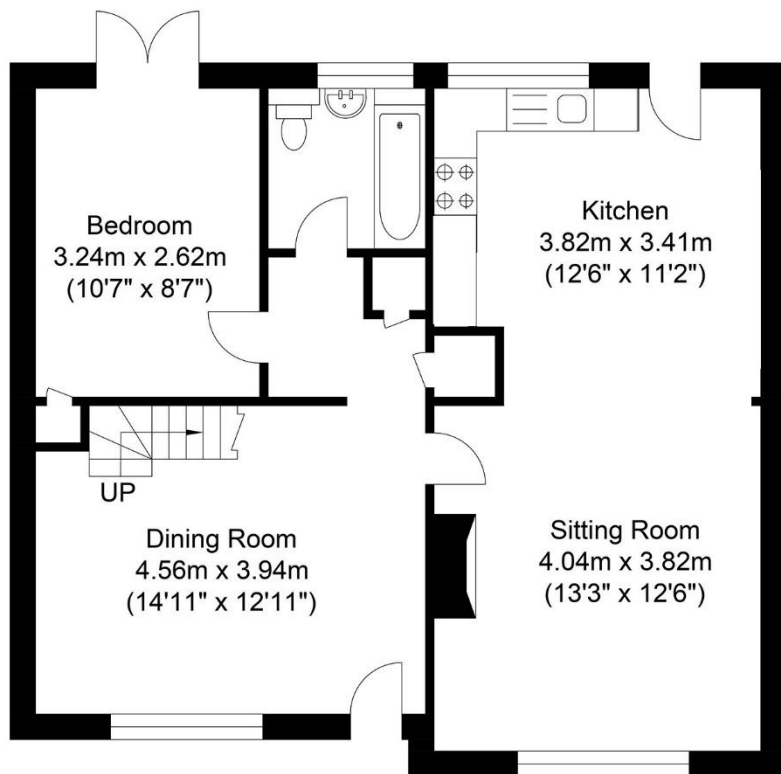
Tenure - Freehold

Air Source Heat Pump - Double Glazing.

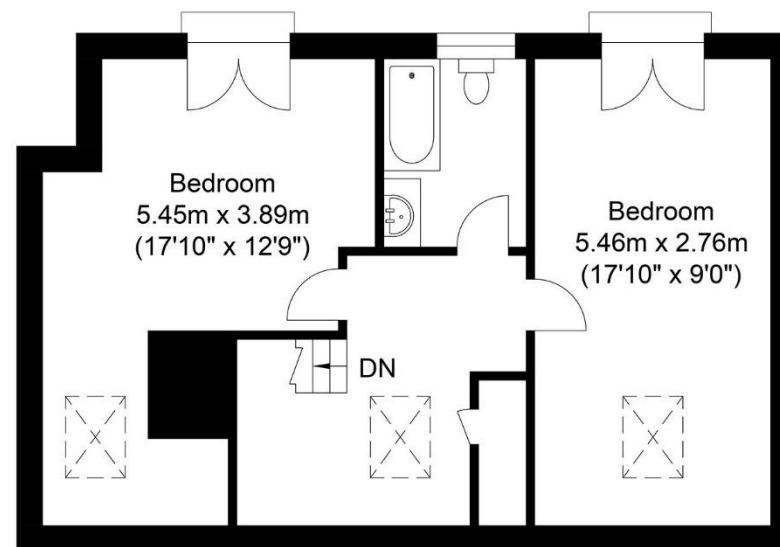
EPC Rating - C

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
657.67 sq ft  
(61.10 sq m)



First Floor  
Approximate Floor Area  
490.83 sq ft  
(45.60 sq m)

Approximate Gross Internal Area = 106.70 sq m / 1148.50 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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