



Deep Thatch Cottage The Street, Rodmell, BN7 3HF

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Guide Price £1,200,000

Charm personified is this Grade II Listed part weather boarded period cottage, origin circa 16th Century, affording multi-faceted accommodation. Most suitable for multi generational living or for increasing popular short term let. Ideally located in the favoured Downland village of Rodmell. With five bedrooms found throughout the main house, attached cottage and the loft house. Attached single storey converted former cowshed, presently a two bedroom annexe affording independent family living along with a further one (double) bedroom self contained flat above the detached double garage. This is a superb property, offering an inspiring blend of old world charm and modern convenience, such as the air source heating. All complemented by off road parking for as many as four vehicles, the aforementioned garage and delightful mature South facing gardens with the downs on the horizon as you look out over 'The Street' and village.

The accommodation features solid oak front door to Entrance Lobby with red brick floor, Sitting Room with deep inglenook fireplace with feature former bread/warming oven, exposed ceiling timbers and floor boards, under stairs storage cupboard, dual aspect dining room with door to terrace and garden, tastefully fitted Kitchen, installed circa 2019, shaker style units with solid oak work surfaces over, Butler's sink, Everhot electric Range cooker with three ovens as well as a hot plate and induction hob over, integrated dishwasher, recess for a washing machine and tumble dryer, free standing space for fridge/freezer, further Butler's sink, walk in pantry, with brick floor, shaving, storage cupboard house mechanics for the 'air source' heat pump, terracotta tiled floor, connecting fire door to Annexe, Breakfast Room with exposed floor boards, French doors to terrace and garden. Staircase leading to First Floor landing with loft hatch to insulated roof space with light point, dual aspect principal bedroom over two levels with fitted wardrobes, wooden floor, bedroom two, with exposed oak floorboards, cupboard, secondary door to Landing: - Bedroom 3, (single) with wooden floor, Family Bathroom with roll top, independent shower over, pedestal hand wash basin, high level W>C>, wooden floor. Please be advised that there is restricted head height on the first floor landing and the two double bedrooms.

A fire door from the kitchen leads through to the Annexe. Reception hall with engineered oak floor, loft hatch to insulated roof void with electric light, open storage space:- Study/Bedroom with dual aspect: - Shower Room with fully tiled shower with glass door, low level W.C.,

vanity unit with inset hand wash basin, tiled floor, dual aspect Sitting Room with fitted bench for seating in Dining area, engineered oak floor, spacious well fitted Kitchen with dual aspect. Principal Bedroom with original outside door retained to glass panelled window.

Mains water, electricity and drainage. Air source heat pump provides domestic water and heating. Abundance of period features are found throughout. Woodworm guarantee until November 2026. Lewes District Council Tax Band G.

Outside:- The property is approached via an expansive gravel driveway with secure off street parking for as many as five vehicles. Detached double garage with electric light and power, with self contained one bedroom loft house above, accessed by an external staircase (timber) leading to a raised decked area with delightful aspect of the rear garden. The delightful secure accommodation comprises double patio doors into an open plan living area with fitted Kitchenette. Double Bedroom with en-suite shower room.

The South-facing rear garden is a true feature with expansive lawn encompassing a well tended and productive vegetable garden, small orchard to one side as well as fruit trees enclosed by hazel hurdle fence panels as well as mature planting. Mature oak tree to one side, colourful seasonal planting and a carefully landscaped paved patio area designed for the sun worshipper. Brick built garden shed, aluminium framed glass house as well as a wooden garden shed.

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, with the Village Hall adjacent. 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, with nearby Southease station within waling distance.









Entrance Hall

Reception Room
17'4" x 15'0" (5.29 x 4.59)

Dining Room
17'2" x 9'6" (5.24 x 2.90)

Kitchen
16'11" x 7'8" (5.18 x 2.34)

Breakfast Room
11'5" x 8'0" (3.49 x 2.46)

Bedroom 1
17'6" x 9'9" (5.34 x 2.99)

Bedroom 2
11'6" x 11'5" (3.52 x 3.49)

Bedroom 3
11'4" x 8'1" (3.47 x 2.48)

Bathroom

Annexe

Reception Room
16'1" x 12'2" (4.91 x 3.73)

Kitchen
14'1" x 10'7" (4.30 x 3.23)

Bedroom 1
10'9" x 10'9" (3.29 x 3.29)

Bedroom 2
11'1" x 7'8" (3.38 x 2.34)

Bathroom

Loft House

Kitchen/ Reception Room
16'11" x 15'2" (5.16 x 4.64)

Bedroom
10'0" x 10'0" (3.06 x 3.05)

Ensuite

Rear Garden

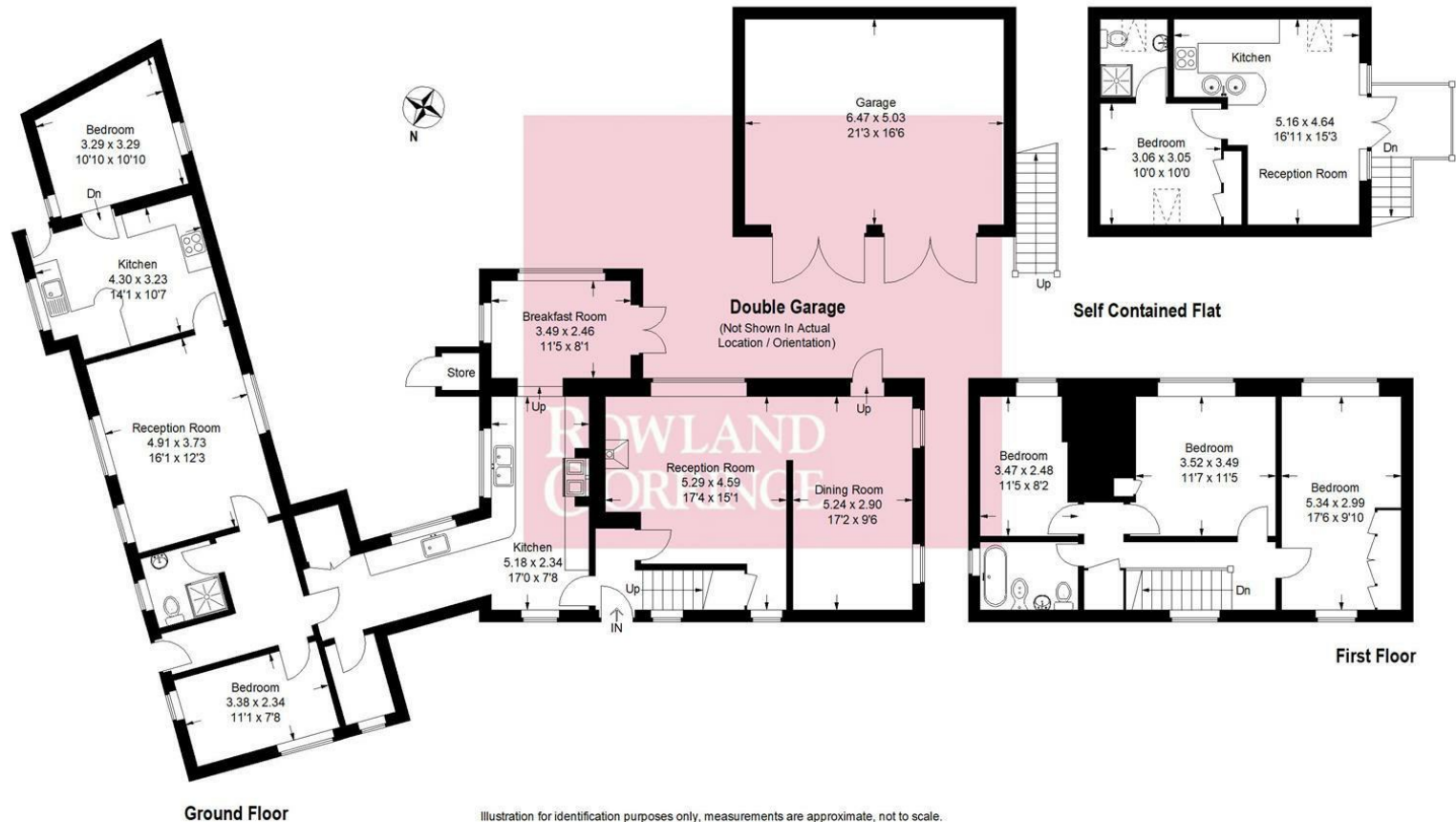
Drive





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Approximate Gross Internal Area
 201.6 sq m / 2170 sq ft
 Outbuilding = 68.2 sq m / 734 sq ft
 Store = 1 sq m / 11 sq ft
 Total = 270.8 sq m / 2915 sq ft



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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

