



OAKFIELD



The Street, Lewes

Asking Price £1,300,000



SUMMARY

A rare opportunity to acquire an exceptional bespoke 2700 sq ft Potton home nestled in the heart of the historic and highly sought-after village of Rodmell, overlooking orchards and fields. The home to Virginia Woolf in Monks House, a village of character, that cottages and charm

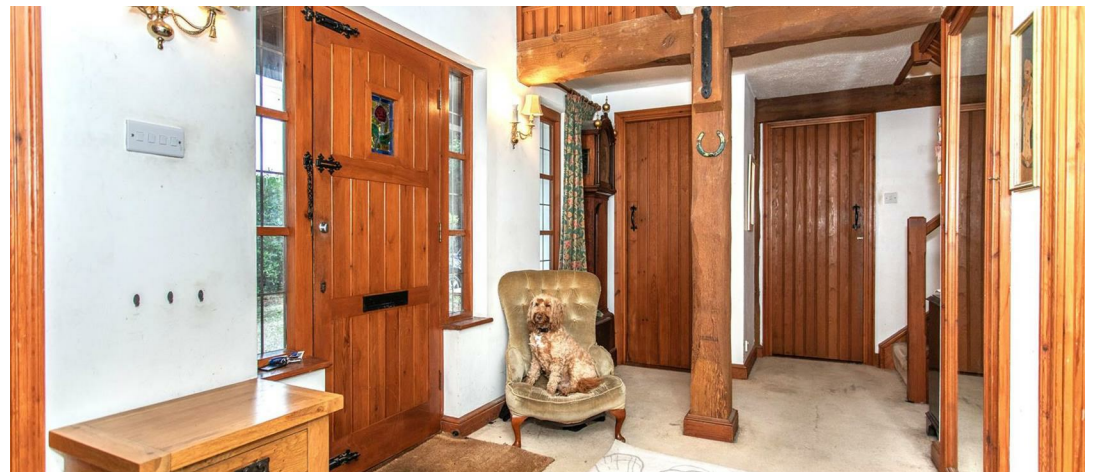
Merlins is a beautifully crafted residence, timber framed, designed and built with distinction by renowned bespoke home designers Potton, known for their meticulous attention to detail, architectural harmony, and quality materials.

This unique property seamlessly blends traditional Sussex charm with modern family living, all set within a generous and private garden plot. made up of large lawn area and terracing - the garden included an outdoor jacuzzi - ideal for those relaxing weekends.

As you approach via the gravel driveway, the property immediately impresses with its elegant, cottage-style façade.

The clay-tiled roof, brick and flint detailing, and bespoke timber-framed windows echo the architectural heritage of the South Downs, while dormer windows and gabled projections add character and depth.

Step inside to discover a spacious and versatile layout. The ground floor offers a superb balance of living and



entertaining spaces.

At its heart is a light-filled kitchen and dining room with direct access to the garden – perfect for gatherings and everyday family life. A large sitting room with exposed beams and a feature fireplace provides a warm and inviting atmosphere.

A further reception room offers flexibility for use as a study, snug or formal dining area. There's also a utility room, cloakroom, and internal access to the integrated garage.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms, each with charming dormer windows and countryside outlooks.

The principal bedroom benefits from an en-suite bathroom, while the remaining rooms share a family bathroom, all finished with classic styling in keeping with the home's character.



Sitting Room

22'8 x 16'9

Drawing Room

19'4 x 18'4

Kitchen / Breakfast Room

25'5 x 14'10

Utility Room

13 x 10'6

Study

10'8 x 9'8

Tandem Garage

29'2 x 9'9

Bedroom

19 x 13'10

Bedroom

14'8 x 11'5

Bedroom

11'6 x 11'2

Bedroom

11'6 x 10'8

Council Tax Band - E £3,211 per annum











INFORMATION

Tenure

Freehold

Local Authority

Lewes District Council

Council Tax Band

E

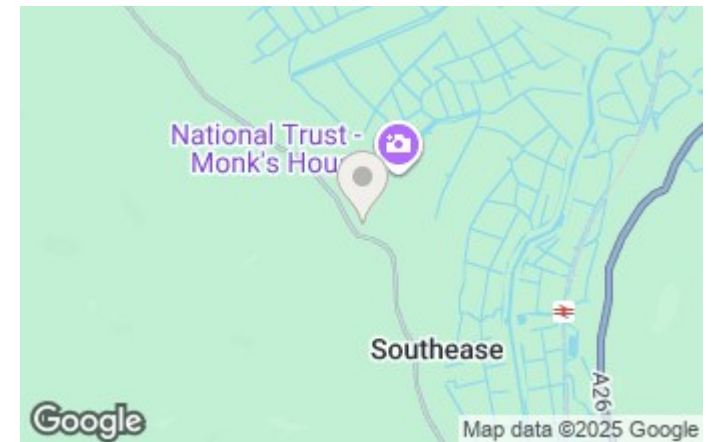
Opening Hours

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 3HE

Approximate Gross Internal Area = 251.4 sq m / 2706 sq ft

Garage = 26.4 sq m / 284 sq ft

Total = 277.8 sq m / 2990 sq ft

(Excluding Void)

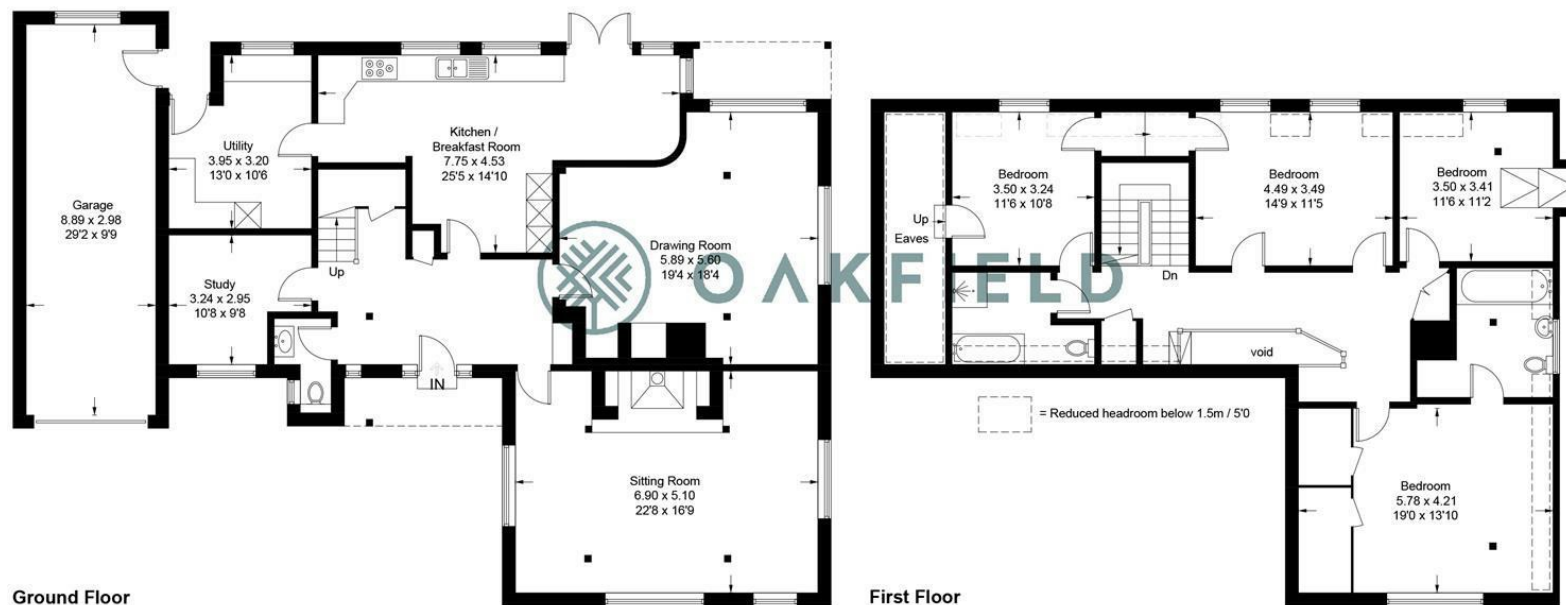


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>50</p>	<p>62</p>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.