



6 BADGERS DENE MILL LANE, RODMELL, BN7 3HS

£900,000

A rare opportunity to acquire this detached home, quietly nestled at the head of a small close in the heart of Rodmell Village. Set against the breathtaking backdrop of the South Downs, the property backs directly onto farmland, the property enjoys spectacular, uninterrupted countryside views that stretch for miles.

Rodmell is a beautiful historic village, a friendly community and perhaps best known as having both Monks House and The Abergavenny Arms situated nearby. The village is also situated within few miles south of Lewes with its shops, mainline railway station and variety of schools including nearby Kingston Primary.

The ground floor offers a generous size reception hall with a cloakroom, bright triple aspect sitting room with patio doors to a sun lounge and a dining room with views over the gardens and farmland. The kitchen/breakfast room is well fitted with ample units, a breakfast bar and access to the garden, while a versatile utility/office leads to a walk-in store and the integral double garage with power and electric door.

To the first floor, the principal bedroom enjoys panoramic countryside views, fitted wardrobes and an en-suite shower room. Two further spacious bedrooms, one with fitted wardrobes, are served by a family bathroom and large linen cupboard.

The house is set within generous gardens to four sides, mainly laid to lawn with patios, fruit trees, a greenhouse, summerhouse and rose-covered trellis concealing the oil tank. The plot enjoys privacy and uninterrupted outlooks over open countryside.

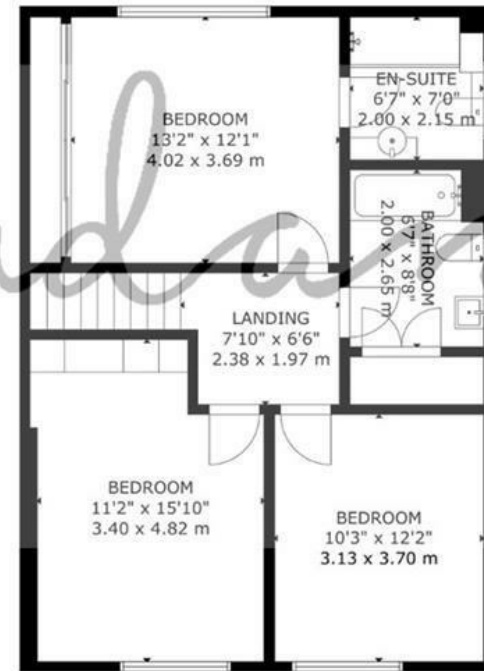
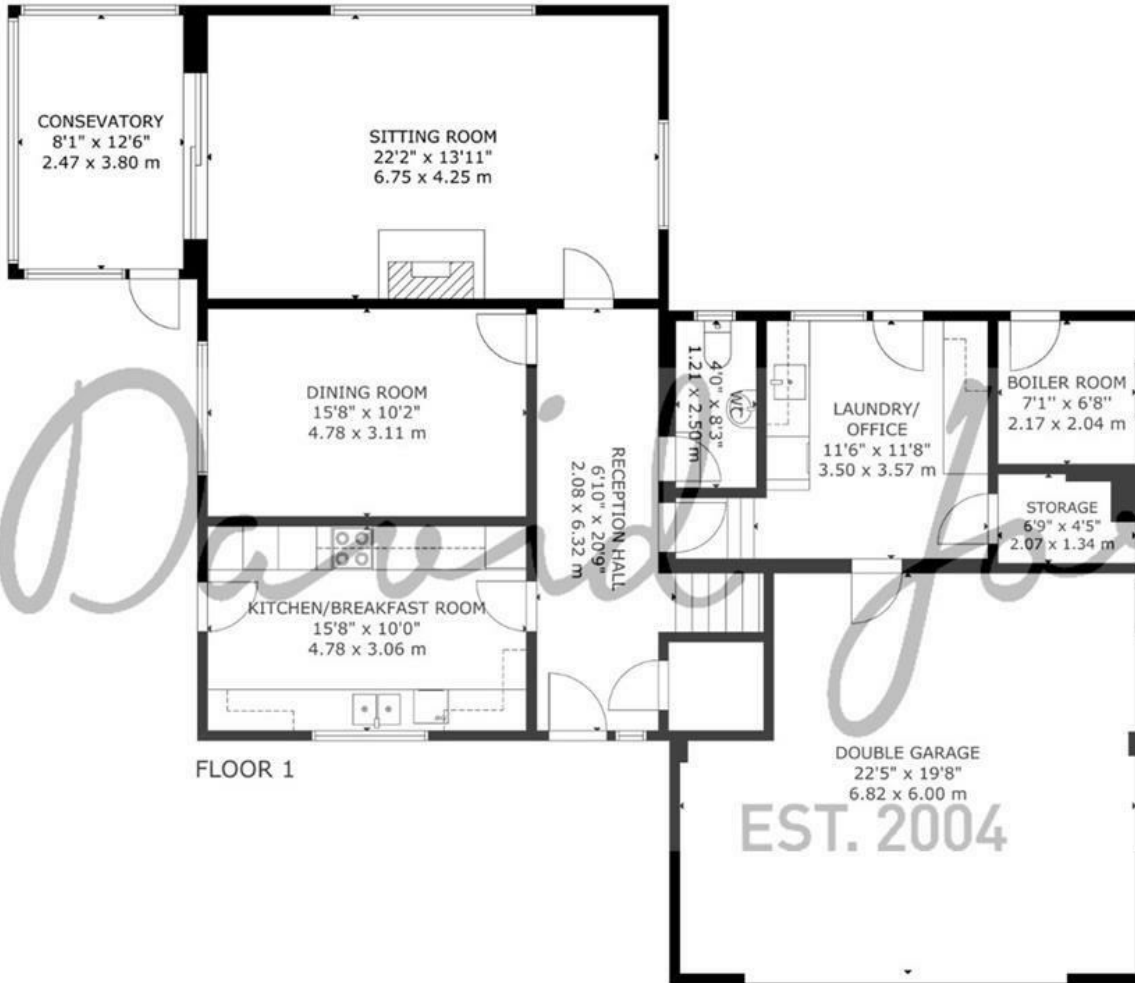
Available with no onward chain.

- DETACHED HOUSE ON GENEROUS SIZE PLOT
- THREE DOUBLE BEDROOMS WITH EN-SUITE
- PEACEFUL VILLAGE SETTING WITH STUNNING OUTLOOK OVER FARMLAND AND THE SOUTH DOWNS
- TRIPLE ASPECT SITTING ROOM AND SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM AND UTILITY/OFFICE
- WALK-IN CLOAKS CUPBOARD AND CLOAKROOM
- OIL FIRED HEATING AND OUTSIDE BOILER ROOM
- INTEGRAL DOUBLE GARAGE WITH DRIVEWAY HAVING PLENTY OF SPACE FOR VEHICLES
- IDYLIC GARDENS TO FOUR SIDES WITH FRUIT TREES, PATIO AND PRIVACY
- NO ONWARD CHAIN









GROSS INTERNAL AREA  
TOTAL: 174 m<sup>2</sup>/1,867 sq ft  
FLOOR 1: 108 m<sup>2</sup>/1,160 sq ft, FLOOR 2: 66 m<sup>2</sup>/707 sq ft  
EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>/403 sq ft, BOILER ROOM: 4 m<sup>2</sup>/48 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





The house is approached via a long driveway for vehicles and covered entrance, opening into a generous reception hallway with a cloaks cupboard, loft access and a split-level cloakroom. Glazed doors lead into the triple aspect sitting room, a light-filled space that takes full advantage of the surrounding scenery. Sliding patio doors open into the conservatory, which provides access to the side and rear gardens. A brick-built chimney breast with open fire adds character.

The dining room sits just off the sitting room and comfortably accommodates a large table and chairs, with a side window enjoying views across the side garden and farmland beyond. A serving hatch links directly to the kitchen/breakfast room, which is fitted with a generous range of units and work surfaces extending into a breakfast bar. The kitchen also offers an electric oven with hob, a double drainer sink, space for appliances and direct access to the side garden.

There is a convenient and versatile utility room/office, complete with fitted cupboards, sink unit, desk area and a walk-in storeroom. This useful space also provides access to the integrated double garage, with workshop area and fitted with an electric up-and-over door, power, light and a recess for garden tools.

The first floor has a principal bedroom, with panoramic views across the South Downs and open countryside. The room is fitted with mirror-fronted wardrobes that enhance both light and space and benefits from an en-suite shower room with a double shower unit. Two further double bedrooms share a family bathroom, which is complemented by a generous linen cupboard.

The house sits within gardens that wrap around all four sides of the property, offering both privacy and beauty. To the north, low hedgerows ensure uninterrupted views across the adjacent farmland and South Downs. The grounds are mainly laid to lawn with colourful flower borders, shrubs and mature bushes, interspersed with paved patio areas for outdoor dining. In the South corner lies a more traditional garden space, featuring fruit trees, a greenhouse, boiler room, compost area and part rose-covered trellis that discreetly conceals the oil tank. A summerhouse, two outside taps and drying area complete the setting.

This is a home that not only offers generous accommodation and versatility but also embraces its idyllic position, making the most of the stunning surroundings and village charm of Rodmell.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004