



Rodmell, Lewes

**Lewes
Estates**

Set in an exceptional countryside position on the edge of the sought-after village of Rodmell, just four miles from Lewes, Whiteway House is a beautifully renovated and substantially extended 1930s detached country house. This premium property offers an outstanding combination of space, privacy and spectacular views. The accommodation has been thoughtfully designed for both family life and entertaining, combining original character with high-quality contemporary finishes.

Approached via a long private driveway and electric timber gates, the property sits in over four acres of its own land, surrounded by open fields and rolling countryside.

The ground floor features a large entrance and reception hall providing an immediate sense of space. There is a walk-in boot room, along with a study (that could also serve as a fifth bedroom) and a separate comfortable sitting room featuring an attractive fireplace and further wood-burning stove. The superb open-plan kitchen, dining and living space is truly the heart of the home. The luxury kitchen is fitted with high-quality units and appliances, an AGA and central breakfast bar, while the sitting area enjoys wonderful views across the surrounding countryside with large walls of sliding glass opening onto the gardens. The dining area overlooks the evening patio, creating an ideal setting for entertaining or relaxed family meals. The ground floor also offers a useful utility room and separate WC.

Upstairs on the first floor are four generous double bedrooms, including a master bedroom suite with dressing area and en-suite bathroom. There is also a spacious family bathroom. You will also find a detached converted oak coach house on the grounds offering a great work or play space. There is an open plan living room / kitchen, a shower room with WC, and a mezzanine sleeping area. There are a further two stables and large timber outbuilding, making the property ideal for equestrian use if desired.



One of Whiteway House's greatest attractions is its exceptional outside space. The real joy of the property is the enviable position in over four acres of gardens and paddocks. The gardens have been designed to make the most of the surrounding landscape and changing aspects of the day. The property is elevated and well back from the road with a tree and hedge screen. The gardens have many varied tree types and two small orchards. There is a timber gate leading from the driveway and a further 5-bar gate with separate access for horses etc from Newhaven Road with rustic post and rail fencing to all sides. There is a double 5-bar gate to the north paddock also giving access to the annexe, barn and stables. The rear gardens have sweeping lawn areas with a sunken fire-pit entertaining area offering beautiful views from every angle and access to the various parts of the land.

Further features of the property include double-glazed aluminium windows, oak floorboards and oil-fired central heating, combining practicality and comfort with the property's country-house character.

Situated on the edge of Rodmell village, this exceptional home is surrounded by the South Downs National Park, with open countryside, bridleways and footpaths immediately accessible for walking, riding and exploring. The village itself has a welcoming community, an excellent village pub and cricket ground, while Monk's House, the former home of writer Virginia Woolf, adds an important literary and historic dimension to the area.

For those who enjoy outdoor living, the location is hard to beat: spectacular countryside walks can be enjoyed directly from the property, with panoramic views stretching across the valley towards Firle Beacon, Mount Caburn and Kingston. The South Downs provide an ever-changing backdrop and an exceptional quality of life for those seeking space,



fresh air and a genuine rural setting. Despite its rural position, the county town of Lewes is just four miles away and offers an outstanding choice of independent shops, cafés, restaurants, pubs and cultural attractions, alongside supermarkets and the popular Depot cinema. Its historic streets, period architecture and lively cultural scene provide a wealth of amenities and entertainment throughout the year.

Lewes' mainline train station provides regular services to London and Brighton, making the property particularly appealing to those seeking a country lifestyle without giving up accessibility. Brighton is also readily accessible by road, and the coast is approximately four miles to the south.

Whiteway House offers a rare balance: a substantial family home with over four acres of land, exceptional views and genuine privacy, within walking distance of a beautiful South Downs village, yet close to the amenities, culture and transport links of Lewes and Brighton.

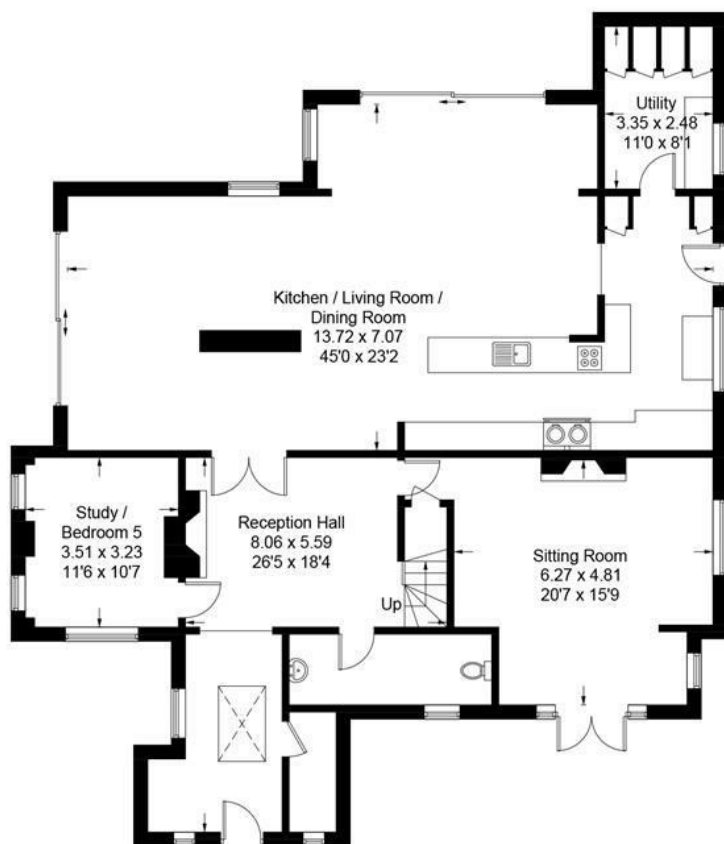
For anyone looking to combine country living, outdoor space, excellent local amenities and convenient access to London and the Sussex coast, this is a truly special property in an outstanding location.

Internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.

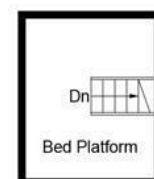
Council Tax Band: G
Energy Performance Rating: E
Tenure: Freehold



draft



Ground Floor

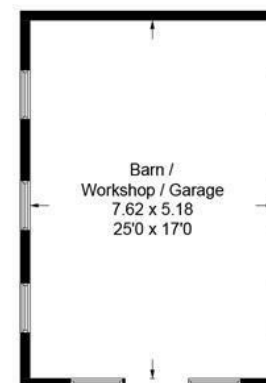


Annexe - First Floor



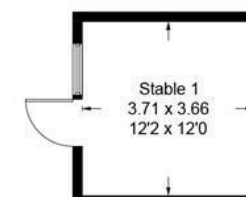
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Annexe - Ground Floor

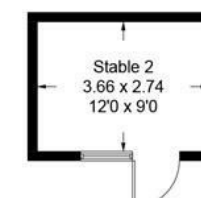


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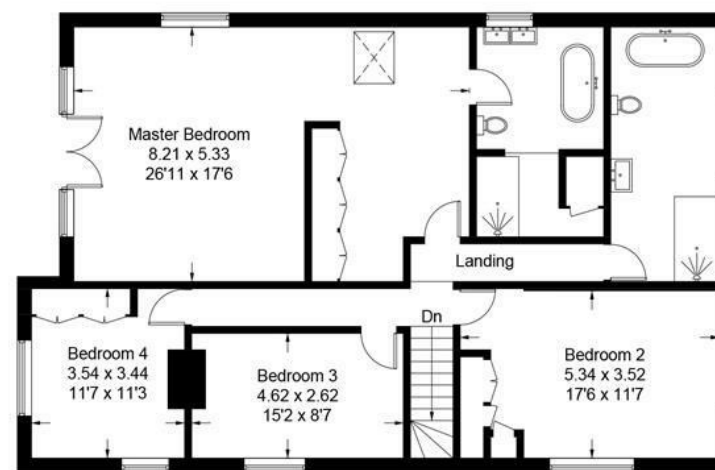
Outbuildings



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

**Approximate Gross Internal Area = 293.81 sq m / 3162.54 sq ft
(Excluding Annexe / Outbuildings)**

Illustration for identification purposes only, measurements are approximate,
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