




Mill Hill

Mill Lane, Rodmell, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stunning country house, beautifully appointed, with extensive grounds, set in the South Downs

A substantial detached house in a magnificent setting on the edge of the small village of Rodmell, surrounded by the stunning countryside of the South Downs National Park. The property features extensive accommodation with highly attractive décor and breathtaking views across the surrounding countryside, while there is also an indoor swimming pool and beautiful south-facing gardens.



5 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



9.38 ACRES



FREEHOLD



RURAL



5609 SQ FT



£2,500,000



The property

Mill Hill is a stunning and spacious detached house, providing up to five bedrooms and a wealth of beautifully appointed accommodation. The property is set in a secluded position at the end of a peaceful lane on the edge of the village of Rodmell, with direct access to the South Downs Way and far-reaching views across the rolling downland countryside.

At the entrance to the property there is a splendid conservatory-style porch, which opens into the inner hallway, where there is access to the main ground-floor reception rooms. These include the 24ft sitting room with its wooden flooring and full-height bay window, including French doors opening onto the south-facing rear gardens. There is also a comfortable family room and a useful private study with French doors onto the gardens, while double doors lead from the study to the luxury indoor swimming pool, with its wood panelled vaulted ceiling, conservatory area and shower room with a sauna. At the opposite end of the ground floor is the 30ft open-plan kitchen and

dining area. The dining area has full-height windows affording expansive views across the South Downs, while the kitchen itself has modern fitted units in white, as well as integrated appliances. The large utility room and adjoining laundry both provide further space for appliances and home storage.

There are three staircases leading to the first floor accommodation. One leads to a light and airy landing with skylights overhead, with double doors opening to the stunning upper drawing room with its vaulted ceiling and triple aspect, each of which has French doors opening to Juliet balconies. The first floor has four well-presented double bedrooms, including the generous, luxury principal bedroom with its en suite bathroom. There is also a family bathroom and a study, which could be used as an additional bedroom, while stairs lead to the second floor, and a further double bedroom with an en suite bathroom and a south-facing balcony.









Outside

The property is set at the end of a peaceful lane, with the South Downs Way passing directly past the property, while woodland surrounds the house and gardens, providing a high degree of privacy. The driveway leads to the front of the house, where there is plenty of parking space and access to the double garage for further parking or workshop and storage space. The gardens at the front have an area of lawn, border hedgerows, trees and shrubs and a patio area for al fresco dining, as well as a timber summer house. At the rear, the south-facing gardens feature a sunny patio area across the back of the house, with steps leading to an area of lawn, bordered by woodland. Further substantial gardens and grounds extend to the side of the house, where there are peaceful wooded areas and meadows, and a spherical garden pod in which to dine. Further features include a vegetable garden and various outbuildings, including a games room, a workshop, a garden office/project space, a greenhouse, a summer house, as well as several sheds and stores.

Location

The property is situated in a quiet position in the small village of Rodmell, in a picturesque South Downs setting between Lewes and Newhaven. The village is surrounded by stunning countryside and is home to a popular village pub – The Abergavenny Arms. The coastal town of Newhaven is about three and a half miles to the south, while the historic county town of Lewes is the same distance north, and provides a mainline train station (Victoria/London Bridge in approximately 64 minutes). Both Lewes and Newhaven provide a choice of shops, restaurants, cafés and leisure facilities, as well as major supermarkets. The world famous Glyndebourne Opera House is only a 15 minute drive away. There are plenty of primary schools in the surrounding villages, while secondary schooling is available in Lewes, Newhaven and Peacehaven. The area is also home to the renowned independent Lewes Old Grammar School and Brighton College, The Sunday Times' UK School of the Decade, has its own dedicated mini-bus service with a stop in the village.



Distances

- Lewes 3.5 miles
- Seaford 7.0 miles
- Glynde 7.9 miles
- Brighton 11 miles
- Eastbourne 16 miles

Nearby Stations

- Southease
- Lewes
- Falmer

Key Locations

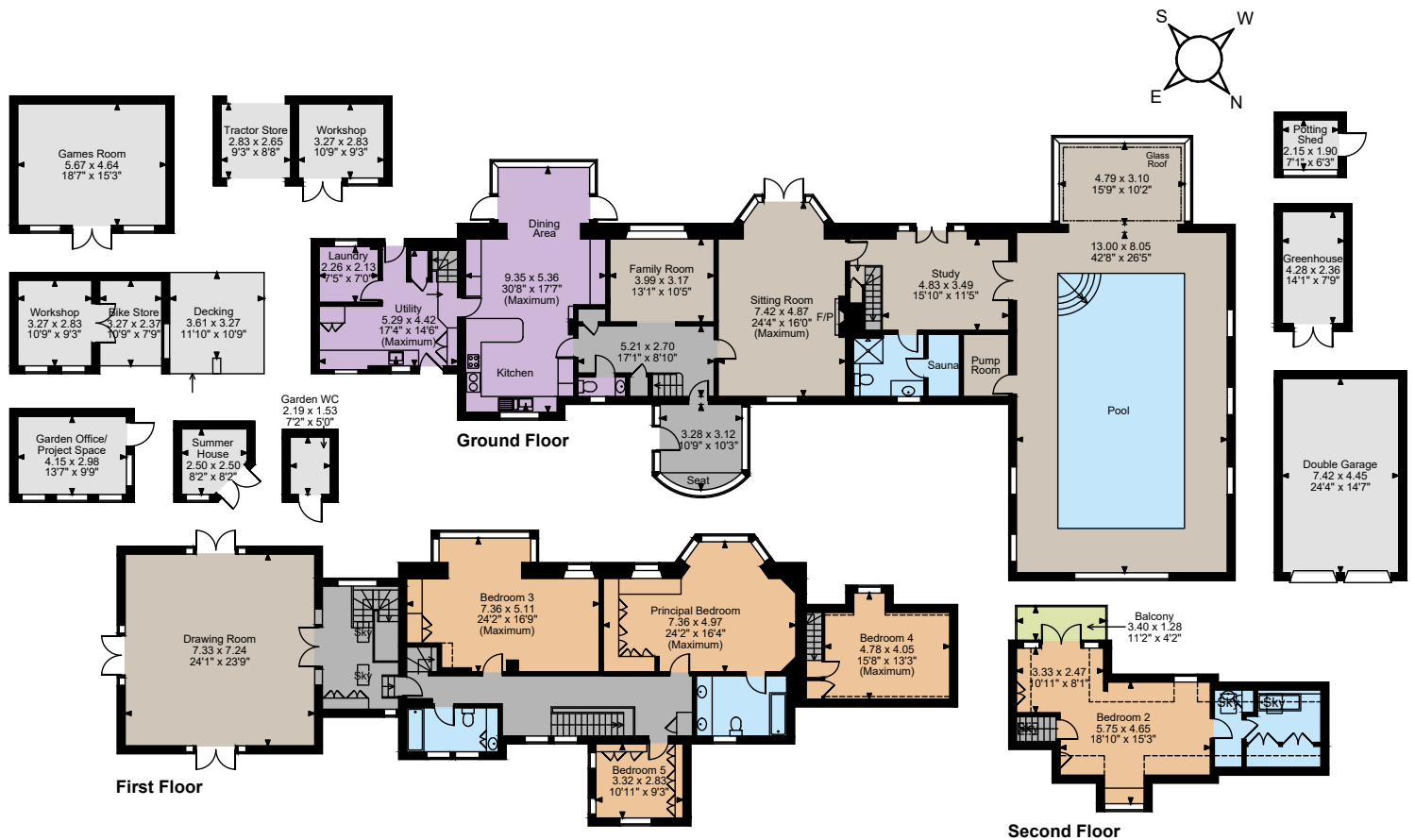
- South Downs National Park
- Lewes Castle
- Anne of Cleves House
- Glyndebourne Opera House
- Brighton
- Beachy Head
- Seven Sisters Country Park

Nearby Schools

- Brighton College
- Eastbourne College
- Hurstpierpoint College
- Lewes Old Grammar School
- Roedean School
- Cumnor House
- Bede's School
- Priory School
- Telscombe Cliffs Academy
- Peacehaven Heights Academy
- Peacehaven Community School
- Iford and Kingston Church of England Primary School
- Western Road Community Primary School
- Southover CofE Primary School
- Meridian Community Primary School and Nursery







Floorplans

Main House internal area 5,609 sq ft (521 sq m)
 Garage internal area 355 sq ft (33 sq m)
 Outbuildings internal area 1,184 sq ft (110 sq m)
 Total internal area 7,148 sq ft (664 sq m)
 For identification purposes only.

Directions

BN7 3HS
what3words: ///paddle.bullion.picnic - brings you to the driveway

General

Local Authority: Lewes District Council
Services: Mains water and electricity. Private drainage (we are seeking further information to confirm if the private drainage is compliant). Two oil fired boilers. Diesel powered generator.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

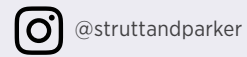
Council Tax: Band G

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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