



# Flint Cottage

The Street, Rodmell, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A very pretty detached double-fronted property located at the heart of a beautiful village, close to countryside.

A detached property providing quality fixtures and fittings and neutral décor with a striking open plan ground floor layout featuring wooden flooring throughout. It is located at the heart of an historic sought-after Ouse Valley village in the South Downs, near to local and town centre amenities and the station.



**3 RECEPTION ROOMS**



**3/4 BEDROOMS**



**2 BATHROOMS**



**PRIVATE DRIVEWAY**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**1,424 SQ FT**



**£995,000  
GUIDE PRICE**



### The property

Flint Cottage is a detached, part flint-clad, double-fronted period family home offering over 1,400 sq ft of light-filled, flexible accommodation arranged over three floors.

Designed to provide an elegant yet practical family and entertaining space, the ground floor features a flowing open-plan layout accessed directly from the front door. It comprises generous library and sitting areas, each with front-facing bow windows and walk-in storage; the drawing room benefits from bespoke fitted shelving, while the sitting room boasts a feature fireplace with a wood-burning stove.

The sitting area opens onto a rear-aspect dining room, which includes a convenient en suite WC, space for a sizeable table, and a stable door leading to the side terrace. This area is flooded with natural light thanks to a large sky lantern, picture glazing, and French doors opening onto the rear garden.

The dining room flows into a side-aspect kitchen, fitted with modern cottage-style wall and base units, complementary work surfaces, a double butler's sink, an Aga, and modern integrated appliances.

A concealed staircase rises from the sitting area to the first floor which provides a principal bedroom with fitted storage and contemporary en suite shower room; one further double bedroom with fitted storage and a modern family bathroom. Separate stairs rise to the second floor landing which benefits from useful storage and gives access to a contemporary cloakroom, the property's remaining bedroom, currently configured as a study, and a vaulted family room/bedroom four with Velux glazing and with potential for use as a fourth double bedroom if required.





## Outside

Set behind low-level flint-stone walling and a low-maintenance paved front garden with mature cottage planting and having plenty of kerb appeal, the property is approached over a gravelled side driveway providing private parking. Accessed from the driveway via a five-bar gate, the well-maintained part-walled garden wraps around the side and rear of the property. It is laid mainly to lawn, bordered by well-stocked flower and shrub beds and interspersed with specimen trees. The garden features several seating areas, a summer house with French doors, and a generous gravelled terrace accessible from the dining area via French and side doors. Screened by mature shrubs and trees, the whole setting is ideal for entertaining and al fresco dining.

## Location

Set in the Ouse Valley in the South Downs National Park, Rodmell village has a church, village hall, pub and access to the South Downs Way. It sits between Lewes and Newhaven, the former providing comprehensive amenities including boutique and high street shopping, supermarkets including Waitrose, restaurants, pubs, a cinema, golf course and racecourse and the latter a marina and the Dieppe ferry. Brighton and Haywards Heath both also offer extensive amenities. Local sporting facilities include several golf courses, show jumping at Hickstead, further horse racing at Brighton and Goodwood and sailing off the south coast. Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, and Lewes station (3.7 miles) offer regular services to major regional centres and to central London in a little over an hour.



## Distances

- A27 (Eastbourne-Lewes road) 3.7 miles
- Newhaven 4.0 miles
- Lewes 4.4 miles
- Brighton 10.6 miles
- Haywards Heath 14.8 miles
- London Gatwick Airport 33.9 miles
- Central London 70.7 miles
- London Heathrow Airport 72.0 miles

## Nearby Stations

- Lewes
- Southease

## Key Locations

- Monk's House
- Lewes Castle
- Anne of Cleves House Museum
- Southover Grange Gardens
- Glyndebourne Opera House

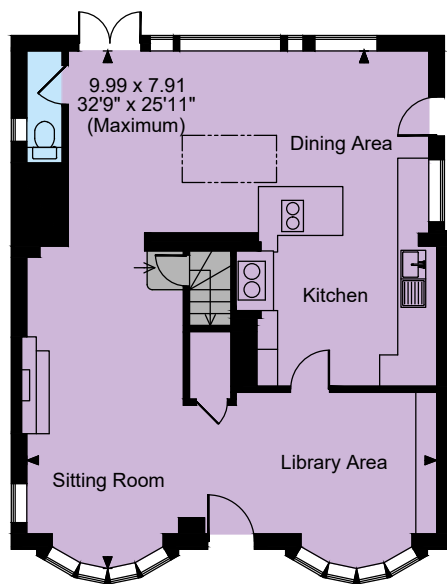
- Charleston Farmhouse
- Firle Place
- Seven Sisters Country Park
- 

## Nearby Schools

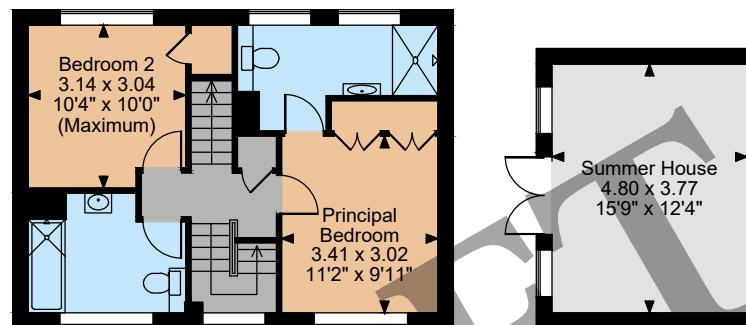
- Northease Manor School
- Owlswick School
- Lewes Old Grammar School
- Priory School Lewes
- Brighton College
- Roedean School
- Hurstpierpoint College
- Burgess Hill Girls
- Ardingly College
- 

Note: Southease is the nearest station geographically, only 1.4 miles on foot but 7.6 miles by car

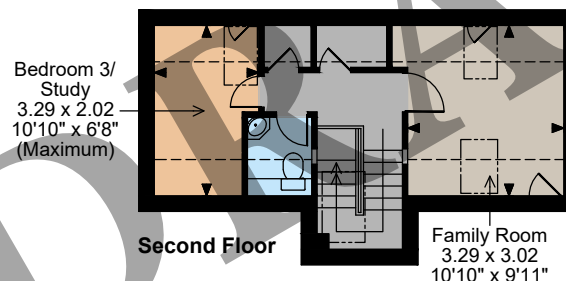




Ground Floor



First Floor

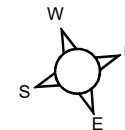


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 1,424 sq ft (132 sq m)

Summer House internal area 195 sq ft (18 sq m)

Total internal area 1,619 sq ft (150 sq m)

For identification purposes only.

## Directions

BN7 3HF

what3words: ///craftsman.saunas.formally

## General

Local Authority: Lewes District Council

Services: All mains services. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

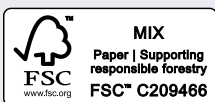
## Lewes

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