



Hawkhurst Road, Sedlescombe, TN33

£1,150,000

5 2 5 ac 2314 sq ft





A premium detached house on Hawkhurst Road, Sedlescombe, comprising five bedrooms and two bathrooms within approximately up to 5 acres which includes a small woodland. With planning permissions for granny annex and cart shed with storage.



Key Features

- Incredible views over the garden
- Terrace
- Spacious front office
- Large living room with doors to terrace
- Dining room with doors to terrace
- Ground floor shower room
- Large utility room
- Swimming pool
- Former planning permission for extensions
- Commercial opportunities stop re existing planning permissions





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A premium detached house on Hawkhurst Road, Sedlescombe, comprising five bedrooms and two bathrooms within approximately up to 5 acres which includes a small woodland. With planning permissions for granny annex and cart shed with storage.



Construct a self contained granny annex over the 2 existing garages - RR/2016/627/P

And further former planning permission for "Erection of single storey two bay open fronted card shed with side storage for storage of garden equipment and farm machinery" RR/2005/1656/P

This distinguished detached residence on Hawkhurst Road provides five well-appointed bedrooms and one family bathroom, en-suite and ground floor cloak room, ensuring a high standard of living.

The master bedroom features views over the garden, a spacious walk-in wardrobe, and an en suite bathroom.

Another double bedroom is enhanced by laminate flooring and sliding wardrobes, while additional bedrooms have wooden flooring and ample storage space.

Each room is meticulously designed to offer both comfort and functionality, making it suitable for family living or accommodating guests.

The front office benefits from a dual aspect, offering abundant natural light and space with oak flooring and a bay window.

The entrance hallway leads to various reception rooms on the ground floor, including an expansive living room with an in-built fireplace and wooden doors opening onto the terrace.

The dining room also provides access to the terrace and includes an in-built log burner with storage adjacent. Additionally, there is an inviting family room ideal for relaxation or entertainment. These versatile spaces accommodate both formal gatherings and casual family activities.

The kitchen is equipped with an array of cupboards, an integrated gas hob, tiled flooring, and quartz worktops. It connects to a utility room with plumbing for white goods and side access.

Externally, the property features a meticulously maintained garden with multiple seating areas, a swimming pool, and decking. A spacious garage offers ample parking and storage solutions. The outdoor areas are ideal for enjoying pleasant weather or hosting events.



Sedlescombe is renowned for its charming village atmosphere and excellent amenities. Nearby educational institutions include Sedlescombe Church of England Primary School and Claverham Community College, making it an ideal location for families. The village also offers scenic walks and local shops within easy reach. Furthermore, the surrounding area boasts picturesque countryside views and various leisure activities, providing ample opportunities for outdoor recreation.



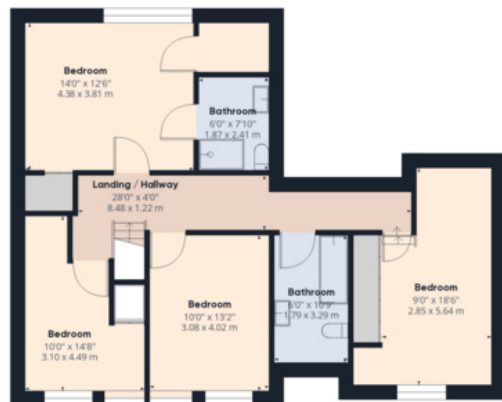


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Floor 0



Floor 1

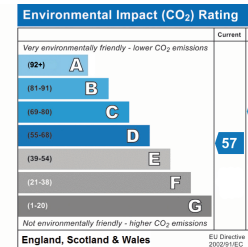
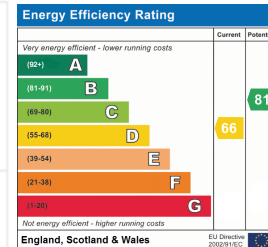


Approximate total area[®]
2314.24 ft²
215 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band:
Council Authority:

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