



Harts Green, Sedlescombe, TN33

Offers In Excess Of £650,000

 4  1  1788 sq ft





An exceptional 4-bedroom family home, located between Sedlescombe and Westfield, offering stunning countryside views, spacious living areas, and 2 acres of land. With original features, modern amenities, and stables, this property is ideal for those seeking a rural lifestyle



Key Features

- Impressive 4-bedroom family home with countryside views
- Striking entrance hall with spiral staircase and decorative panelling
- Modern kitchen with grey units, pantry, and garden views
- Spacious living room with fireplace and log burner
- Main bedroom with inglenook fireplace and dual-aspect windows
- Two further double bedrooms with original features
- Family bathroom with freestanding bath, walk-in shower, and marble tiles
- 2 acres of land with stables and a treatment plant (installed two years ago)
- Driveway with ample parking
- Located between Sedlescombe and Westfield, ideal for equestrian or rural living









This remarkable 4-bedroom family home is set in a picturesque location between Sedlescombe and Westfield, providing a perfect blend of rural charm and modern convenience. The property sits on 2 acres of land, with the added benefit of stables and beautiful countryside views, making it ideal for equestrian enthusiasts or those desiring space.

The ground floor features a decorative WC with tiled flooring, a radiator, and a double-glazed window. The entrance hall is a striking space with a spiral staircase, large central windows, and decorative wall panelling, creating an impressive first impression. The kitchen includes a range of grey cupboards, drawers, and units, space for a range cooker, and a pantry cupboard. The vinyl flooring adds a modern touch, and the large double-glazed window overlooks the garden. There is also a utility room with access to the garden, offering additional storage and workspace for white goods.

(the vendors had intended on converting the garage into the kitchen and converting the existing kitchen into an additional reception room)

The living room is spacious and cozy, featuring two double-glazed windows on the front aspect, carpet flooring, and a fireplace with a large log burner, perfect for relaxing on cooler evenings.

On the first floor, the landing offers beautiful views over the surrounding fields. The main bedroom is a highlight, with large windows providing views of the garden and beyond, two feature alcoves, and a charming inglenook fireplace with a wooden beam.

The second and third bedrooms are both doubles, one with a front aspect and the other with a rear aspect, featuring storage cupboards and a fireplace.

The fourth bedroom, in the attic space is a large double with beautiful views over the garden and land.

The bathroom is fitted with laminate flooring, a freestanding bath, walk-in shower, heated towel rail, and large white marble tiles.

Externally, the property offers a large driveway, and stables (without water and electricity), along with a treatment plant installed two years ago.

The 2 acres of surrounding fields make this an ideal choice for those seeking a peaceful and spacious rural lifestyle.

The land also includes pears trees.




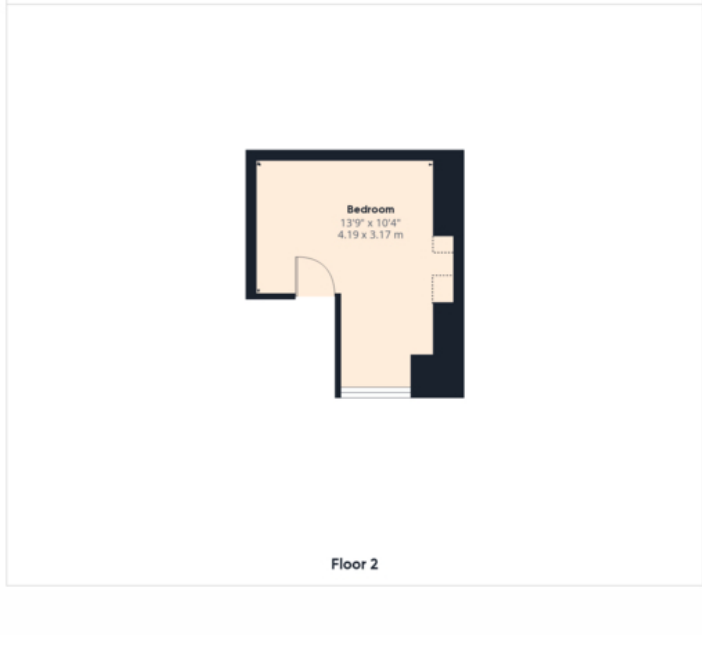
Oil

Freehold







 <p>Floor 0</p>	 <p>Floor 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>1788.21 ft² 166.13 m²</p> <p>Reduced headroom</p> <p>213.99 ft² 1.85 m²</p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

Tenure Type: Freehold

Council Tax Band: E

Council Authority: Rother District