



Sandrock Hill, Battle, TN33
Offers In Excess Of £800,000

4 2 2646 sq ft





This impressive property offers versatile living spaces, a spacious driveway, a double garage, and a fully insulated workshop/office outbuilding with power and stunning countryside views.



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Key Features

- Versatile Living Spaces: Four/five-bedroom home with flexible room arrangements to suit family needs.
- Grand Entrance Hall: Double doors, wooden flooring, roof lights with electric blinds, and a double-sided staircase.
- Well-Equipped Kitchen: Central island, integrated appliances, pantry, and stunning garden views.
- Spacious Living Room: Fireplace, fitted bookcase, and two sets of doors leading to a terrace.
- Generous Bedrooms: Includes a 188 sq ft main bedroom with ensuite and walk-in wardrobe, plus two large doubles with breathtaking countryside views.
- Additional Spaces: Study/bedroom 5, office, and two tiled cloakrooms for convenience.
- Extensive Garden: Three-tiered design with terrace, raised bed seating areas, and a large lawn with panoramic views.
- Desirable Location: Situated in Crowhurst village with a train station to London, primary school, pub, and scenic walks.
- Semi-Rural Charm: Close proximity to Battle and Hastings, offering countryside tranquility and modern conveniences.
- Outbuildings: Double garage, EV charging point, and a fully insulated





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Entrance Hall:

Enter through double doors into a striking hallway with a double-sided staircase to the upper floor and a staircase to the lower floor. The wooden flooring complements the row of roof lights with electric blinds, creating a bright, inviting space.

Ground Floor:

Study/Bedroom 5: A cozy room with a log burner, double-glazed window, and adjacent storage cupboard, offering potential for conversion to a bedroom with ensuite.

Office: Light-filled, benefiting from double-aspect windows.

Cloakroom: Fully tiled, featuring a WC, sink, and tiled flooring.

Living Room: A charming space with a fireplace featuring a cream mantle and white hearth, fitted bookcase (negotiable), and two sets of doors leading to the terrace.

Dining Area: Open-plan with brick accents, a log burner, wooden flooring, and terrace access.

Kitchen: A well-designed space with a central wooden island, integrated appliances (oven, hob, dishwasher), ample storage, and double-glazed windows with garden views. Adjacent is a pantry with additional storage, sink, boiler, and space for white goods.

Second Cloakroom: Fully tiled with a WC and sink.

Upper Floor:

Main Bedroom: A spacious 188 sq ft room with a walk-in wardrobe and a luxurious ensuite featuring a marble-patterned shower cubicle, oak countertop with sink, tiled floor, towel radiator, and large window.

Bedroom 2: A 187 sq ft double bedroom with breathtaking views of wetlands and rolling hills.

Bedroom 3: A 148 sq ft double room overlooking the terrace and gardens.

Family Bathroom: Fully tiled, featuring a walk-in shower, bath, sink, WC, radiator, and large frosted window.

Outdoor Features:

The garden is thoughtfully designed with three layers:

Terrace: Extending the length of the house, perfect for outdoor dining.

Raised Bed: Victorian steps lead to this level, featuring curved brickwork, two seating areas, and a treeline for privacy.

Lawn Area: Expansive and offering uninterrupted countryside views.

The property also boasts an EV charging point and a separate workshop/office, ideal for remote work or hobbies.

Location:

Set in the desirable village of Crowhurst, this home enjoys a semi-rural setting with a train station offering direct London links, a primary school, a popular pub, and beautiful local walks. It is conveniently close to both Battle and Hastings.







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Tenure Type: Freehold

Council Tax Band:

Council Authority: