



Sandrock Hill, Sedlescombe, TN33

£750,000

3 1 6





Indulge in the charm of this stunning colonial-style family home on a 0.4-acre plot, offering a spacious living area with a double-sided log burner, beautiful secluded gardens with a decking area, and an abundance of natural light throughout. Ample parking for 6+ vehicles adds convenience.



Key Features

- Spacious living room divided by a captivating double-sided log burner and wooden mantles
- Oak engineered flooring flows seamlessly throughout, enhancing the home's timeless appeal
- Bifold doors in the living room open onto a delightful decking area, perfect for outdoor enjoyment
- Well-appointed kitchen with cream units, wooden worktops, Smeg dual fuel range cooker, and a charming brick feature
- Breakfast room with a view of the front garden, complemented by fitted shutters for privacy
- Convenient boot room/utility area with ample cupboards, stainless steel sink, and plumbing for white goods
- Three double bedrooms with ample natural light and generous storage
- Outdoor space ideal for socialising, includes a large decking area, manicured lawns, pond area, garden bar and workshop
- Ample potential to extend the house, with planning permission previously granted for a 9m x 4m double storey extension (lapsed)









Step outside to a magnificent outdoor space. The large decking area with lighting and adjacent pergola overlooks the beautifully manicured lawns, trees, and a tranquil pond area with waterfall. Additionally, a newly-built garden bar overlooks the pond area, with a delightful sandstone terrace area which is perfect for outdoor entertaining. All on a secluded and private plot totaling 0.4 acres in size and surrounded by woodland. Additional





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>1529.33 ft² 142.08 m²</p> <p>Reduced headroom</p> <p>23.44 ft² 2.18 m²</p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>----- 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: D
Council Authority: