



Sandrock Hill, Sedlescombe, TN33

£725,000

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

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- 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)













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Step into this exceptional home and be captivated by its grandeur. The large living area is divided into two sections by a striking double-sided fireplace with a double multi fuel log burner and wooden mantles. Enjoy the cosy ambiance and warmth on both sides, while admiring the rendered wall and exposed brick in the dining room. The room features oak engineered flooring, abundant natural light from double aspect windows and bifold doors that open onto the delightful decking area.

The kitchen is a chef's dream, boasting fitted cream units, wooden worktops, with double Belfast sink and Smeg dual fuel range cooker in front of a charming brick feature. Ample sockets with USB ports are conveniently located around the worktops. Take pleasure in the garden view from the window which looks out on the large garden pond and surrounding woodland. The oak engineered flooring flows seamlessly into the adjoining breakfast room, where you can enjoy meals with a picturesque view of the front garden through the window with its fitted shutters. The open staircase adds a touch of elegance, and there is a convenient cupboard for storage underneath.

The new composite stable door provides easy access to the boot/utility room, convenient for accommodating muddy boots and wet coats. It features a range of cupboards, a stainless steel sink, triple aspect windows, and plumbing for white goods. There is even space for a fridge freezer, and the combi boiler is conveniently located here.



The ground floor also includes a double bedroom currently used as an office, and a shower room with a WC, large vertical radiator, basin, and large walk-in shower. The lovely finish and spotlights create a luxurious atmosphere. Ascend the stairs to the landing with skylight above, where bedroom one awaits with its large window, adorned with fitted shutters and two skylights allowing ample natural light. The room features oak engineered flooring, a range of fitted cupboards and drawers, and space for a TV. Bedroom two is equally delightful, with two skylight windows, a large window overlooking the garden, fitted hanging space, and a characterful exposed brick chimney stack.

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 features include a 7x3m workshop, large gravel driveway with parking for 6 cars, and three sheds. The house features a slate roof and benefits from a new electrical consumer unit and certified electricians. Planning permission was also granted for a 9m x 4m double storey extension, which recently lapsed.

Council Tax band: D  
Timber framed.

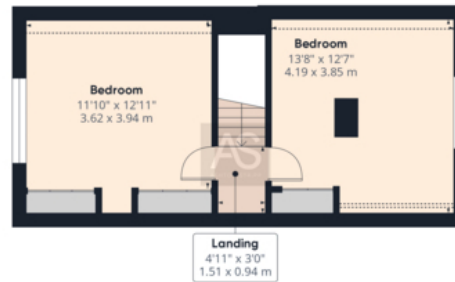




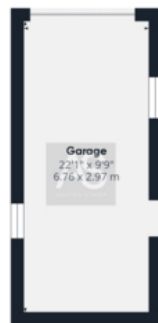




Floor 0 Building 1



**Floor 1** Building 1



**Floor 0** Building 2

Approximate total area<sup>(1)</sup>1529.33 ft<sup>2</sup>142.08 m<sup>2</sup>

Reduced headroom

23.44 ft<sup>2</sup>2.18 m<sup>2</sup>

(1) Excluding balconies and terraces

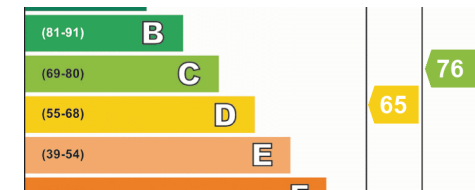
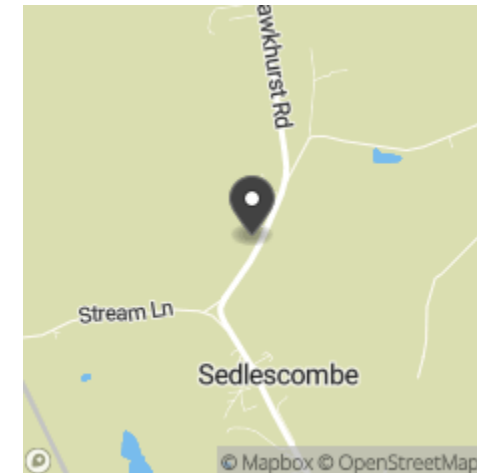
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**Tenure Type:** Freehold

**Council Tax Band: D**

**Council Authority:**