

Hedgeley House Sandrock Hill, Crowhurst

£750,000 Freehold

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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This impressive and highly versatile family home offers generous living accommodation, a spacious driveway, double garage, EV charging point, and a fully insulated workshop/office outbuilding with power and exceptional countryside views.

Double doors open into a striking entrance hall with wooden flooring, a series of roof lights with electric blinds, and staircases leading to both the upper and lower floors, creating a bright and welcoming sense of arrival. The ground floor provides excellent flexibility, including a cosy study or potential fifth bedroom with log burner and adjoining storage (with scope for an en-suite), alongside a separate light-filled, double-aspect office. There are two fully tiled cloakrooms for added convenience. The main living room is a warm and inviting space, featuring a fireplace with cream mantel and white hearth, a fitted bookcase (available by negotiation), and two sets of doors opening directly onto the terrace. This flows seamlessly into an open-plan dining area with exposed brick detailing, wooden flooring, a further log burner, and additional access to the terrace. The kitchen is thoughtfully arranged around a central wooden island and includes integrated appliances, excellent storage, and garden-facing windows, complemented by a well-equipped pantry with additional sink, boiler, and space for white goods.

On the upper floor, the generous principal bedroom enjoys lovely natural light and countryside outlooks, along with a walk-in wardrobe and a stylish en-suite shower room featuring a marble-patterned shower enclosure, oak countertop, towel radiator and large window. Two further well-proportioned double bedrooms enjoy views over the terrace, gardens and surrounding landscape, and are served by a fully tiled family bathroom with walk-in shower, bath and modern fittings.

Outside, the beautifully landscaped garden is arranged across three levels, beginning with a full-length terrace ideal for outdoor dining and entertaining. Victorian steps lead to raised seating areas framed by curved brickwork and mature planting, while the expansive lawn beyond offers uninterrupted views across open countryside. The separate workshop/office provides an excellent space for home working, creative pursuits or hobbies, all set within this peaceful and private setting.

Situated in the sought-after village of Crowhurst, the property enjoys a semi-rural lifestyle with a mainline station offering direct links to London, a village primary school, popular local pub and scenic countryside walks close by. The historic town of Battle and the coastal attractions of Hastings are both within easy reach.

Council Tax Band: G



- **Versatile Family Home:** Four/five-bedroom property offering flexible living spaces, including a study/bedroom five, separate office and two tiled cloakrooms.
- **Impressive Living Spaces:** Grand entrance hall with double doors, roof lights and staircase, plus a spacious living room with fireplace, fitted bookcase and terrace access.
- **Well-Equipped Kitchen:** Central island, integrated appliances, pantry and attractive garden views.
- **Generous Bedrooms:** Principal bedroom with walk-in wardrobe and en-suite, plus two further large double bedrooms enjoying countryside outlooks.
- **Gardens, Parking & Location:** Three-tier landscaped garden, double garage, insulated workshop/office, and a sought-after Crowhurst village setting.



Hedgeley House is peacefully located on Sandrock Hill in the popular village of Crowhurst, surrounded by countryside. The village offers a mainline station to London, a primary school and local pub, with Battle and Hastings both easily accessible.





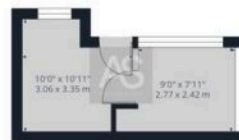
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

2646.1 ft²

245.83 m²

Reduced headroom

7.78 ft²

0.72 m²

(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.

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