

Sherrald, Sedlescombe, East Sussex





Sherrald, The Street, Sedlescombe, Battle

A wonderful Grade II listed detached property offering extremely flexible family accommodation with the potential to create a self-contained annexe if required. The property sits within fantastic and beautifully maintained gardens and grounds in the heart of the picturesque village of Sedlescombe.

A21 - 0.6 of a mile. Battle 3.5 miles (London Bridge from 76 minutes). Robertsbridge 5 miles (London Bridge from 68 minutes). Hastings 6.3 miles. Etchingham 9 miles (London Bridge from 64 minutes). Rye 12.5 miles. Eastbourne 18.5 miles. Tunbridge Wells 22 miles. Gatwick airport 45 miles. London 57 miles. (All times and distances approximate).



Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787000

Council tax band: G

Services: Mains water, electricity, drainage. Gas heating. Solar panels. Secondary glazing







The Property

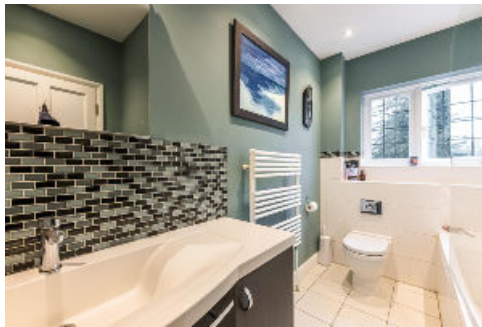
Sherrald is a wonderful Grade II listed family house believed to date back to the 18th century with later additions. The attractive property offers substantial and extremely flexible family accommodation arranged over three floors, totalling 3875 sq ft, with the potential to create a self-contained ground floor annexe if a buyer required.

On the ground floor, the substantial reception space includes a spacious entrance hall with a cloakroom off and a sitting room with a charming bay window with window seat overlooking the front garden. A door leads through to a double aspect home office. The fabulous modern kitchen/dining room is at the rear of the house and has double doors opening out to the terrace and gardens. The well appointed kitchen includes extensive fitted wall and base units with integrated appliances, a Range cooker, a large central island with breakfast bar to one end and a dining area with a window to the side.

On the opposite side of the entrance hall there is a family room and craft room as well as a fantastic lounge with a modern wood burner and French doors opening out to the rear terrace and gardens creating the perfect entertaining space. There is also a utility room and a guest bedroom with en suite shower room. This space gives incredible flexibility and the ability to create a self-contained annexe if required.

On the first floor the principal bedroom overlooks the front and benefits from an en suite dressing room and beautifully appointed bathroom. The second bedroom also overlooks the front and has a wonderful modern en suite bathroom with a free standing bath. There are two further bedrooms on this floor and a family bathroom. From the landing, a spiral staircase leads up to a further spacious attic bedroom on the second floor with loft access and windows to the front.





Beautifully presented family accommodation, offering huge versatility, set within stunning gardens and grounds.



Gardens and Grounds

Sherrald is approached from The Street over a driveway leading to the parking area and detached double garage with an attached garden store to the rear. There is also a separate pedestrian access via a paved footpath leading to the front door. The stunning gardens and grounds surrounding the house are a particular feature and are laid to lawn with a multitude of mature trees and shrubs providing privacy. The gardens are divided into different areas and include a brick paved terrace as well as a decked terrace, ideal for al fresco dining. There is also a summer house and an attractive circular water feature creating a central focal point.

Situation

The property is situated in the heart of the picturesque village of Sedlescombe and within the High Weald Area of Outstanding Natural Beauty. Sedlescombe has a lovely sense of community and offers a classic village green as well as everyday amenities including a 15th century inn/gastro pub (The Queen's Head) and The Brickwall Hotel & Restaurant, general store/post office, doctor's surgery, two churches, village hall and sports clubs. Battle and Robertsbridge both offer a further range of facilities as well as mainline stations serving London with a journey time of just over an hour. The nearby A21 links to the M25 motorway providing links to Gatwick, Heathrow and Stansted airports, the Channel Tunnel and ferry ports. There is a good choice of schooling nearby, in both the state and private sectors, which include Sedlescombe Primary School, Battle Abbey School, Claverham Community College in Battle, Vinehall at Robertsbridge, Claremont School at St Leonards on Sea, Claremont Senior School at Bodiam, Marlborough House and St Ronan's at Hawkhurst, and Benenden School.

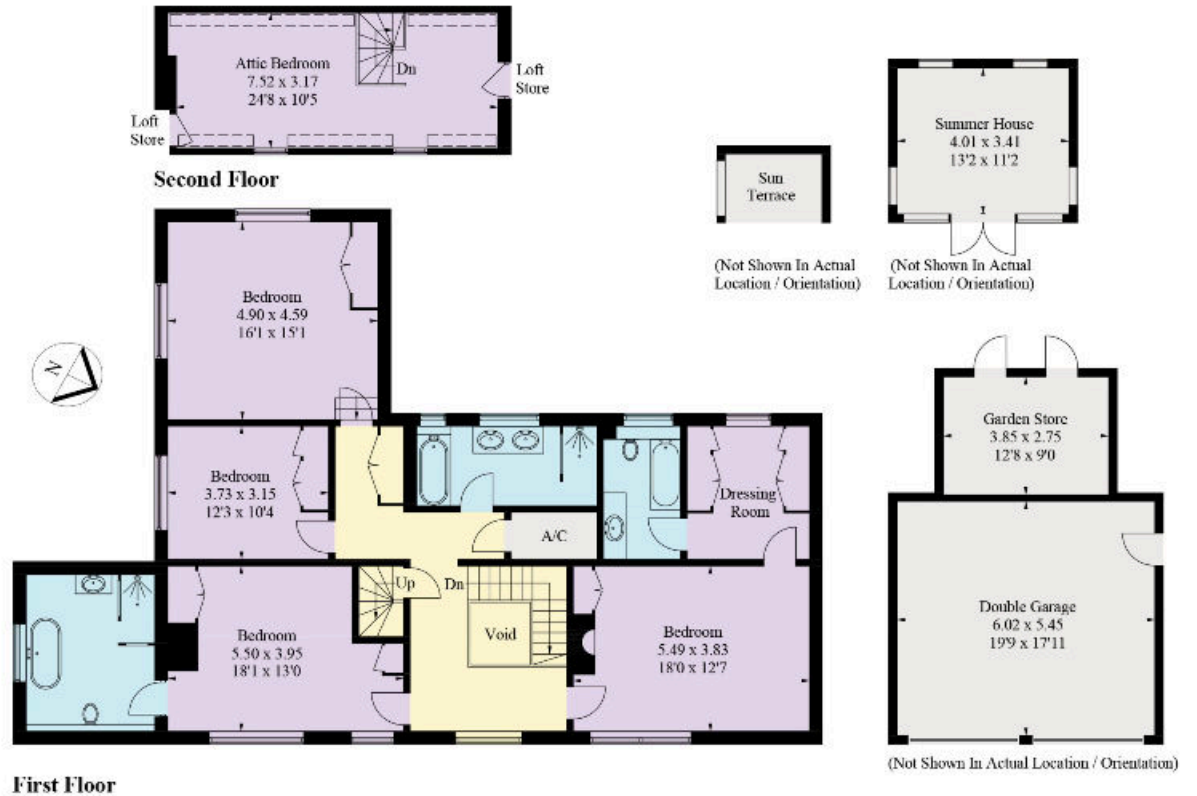
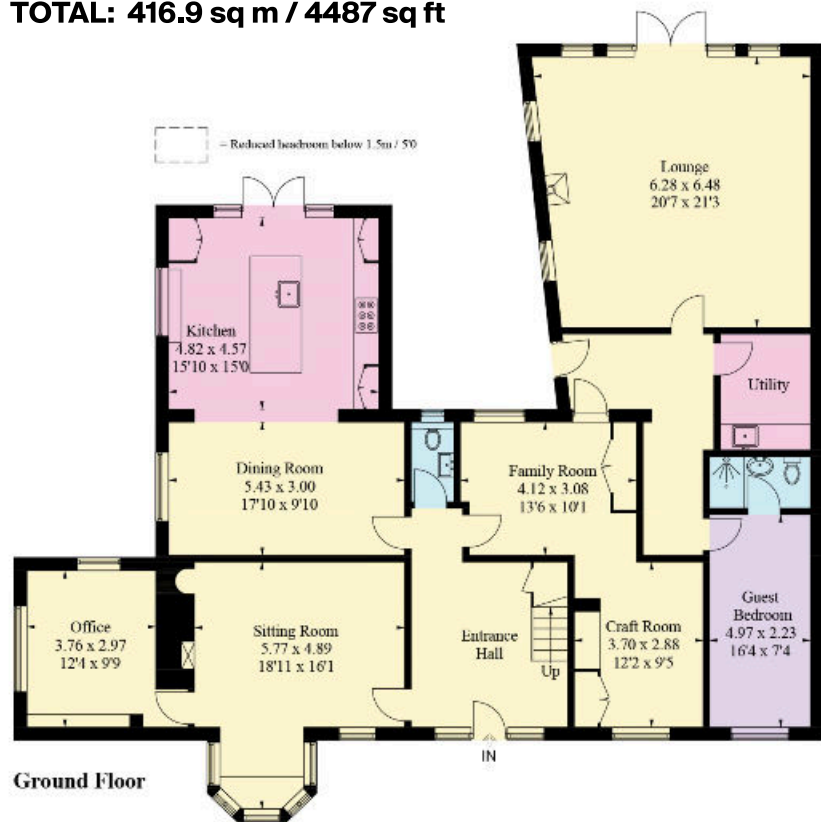
Directions (TN33 0QE)

From Battle High Street/A2100, head south-east towards Mount Street. After 0.4 miles, take the first exit at the roundabout onto Marley Lane. After 2 miles, turn right at the T-junction onto the A21. After 0.5 of a mile, turn left onto Tollgate Road (B2244). Continue for 0.6 miles, where the road becomes Sedlescombe Street, and the entrance to Sherrald will be found on the left (flanked by low curved brick walls).





Approximate Gross Internal Floor Area
House (excluding void): 360.0 sq m / 3875 sq ft
Outbuildings: 56.9 sq m / 612 sq ft
TOTAL: 416.9 sq m / 4487 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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