

High Bank House Sandrock Hill, Sedlescombe, East Sussex TN33 0QR
Guide Price £650,000 - £700,000 Freehold

****GUIDE PRICE £650,000-£700,000****

An Enchanting Chain-Free Countryside Hideaway on 0.4 Acres of Private, Woodland-Edged Bliss, with Lapsed Planning for a Double-Storey Extension. Set behind a sweeping gravel drive and nestled within a secluded 0.4-acre plot, this captivating colonial-style home effortlessly blends rustic charm with contemporary luxury, and comes with lapsed planning permission for a 9m x 4m double-storey extension (subject to reapplication). From the stunning double-sided log burner to the magical garden bar by the pond, every detail invites relaxation, entertaining, and a true connection with nature. The spacious living area is beautifully divided by a dual-aspect fireplace, with oak engineered flooring and exposed brickwork adding warmth and character. Bifold doors open onto a raised deck — perfect for summer evenings under the stars. The shaker-style kitchen dazzles with wooden worktops, a Smeg dual-fuel range, and double Belfast sinks, flowing into a bright breakfast room with garden views and stylish fitted shutters. A stable door leads to a triple-aspect utility/boot room — ideal for muddy boots or four-legged friends. Upstairs, two bedrooms enjoy skylights, bespoke storage, and tranquil woodland views, while a third double bedroom and sleek shower room on the ground floor offer flexible living space. The garden is a private oasis: decking with feature lighting and a pergola flows to manicured lawns edged with mature trees and a serene pond with a cascading waterfall. Entertain effortlessly at the bespoke garden bar or relax on the sandstone terrace. With a 7x3m workshop, multiple sheds, ample parking for six-plus cars, and that all-important lapsed planning permission in place, this remarkable home combines effortless style with exciting potential. This is more than a house — it's a sanctuary where timeless elegance meets vibrant country living, offering a rare chance to embrace your dream lifestyle.








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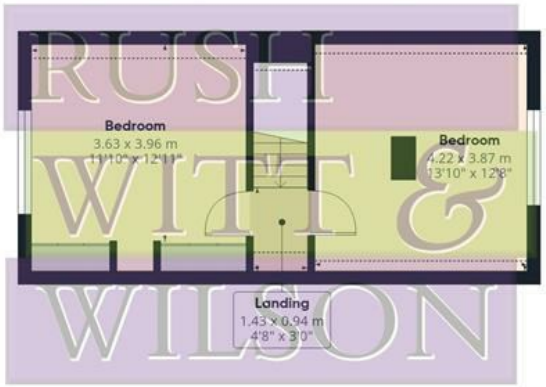

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Floor 0



Floor 1

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Approximate total area(1)

122.1 m²

1316 ft²

Reduced headroom

3 m²

32 ft²

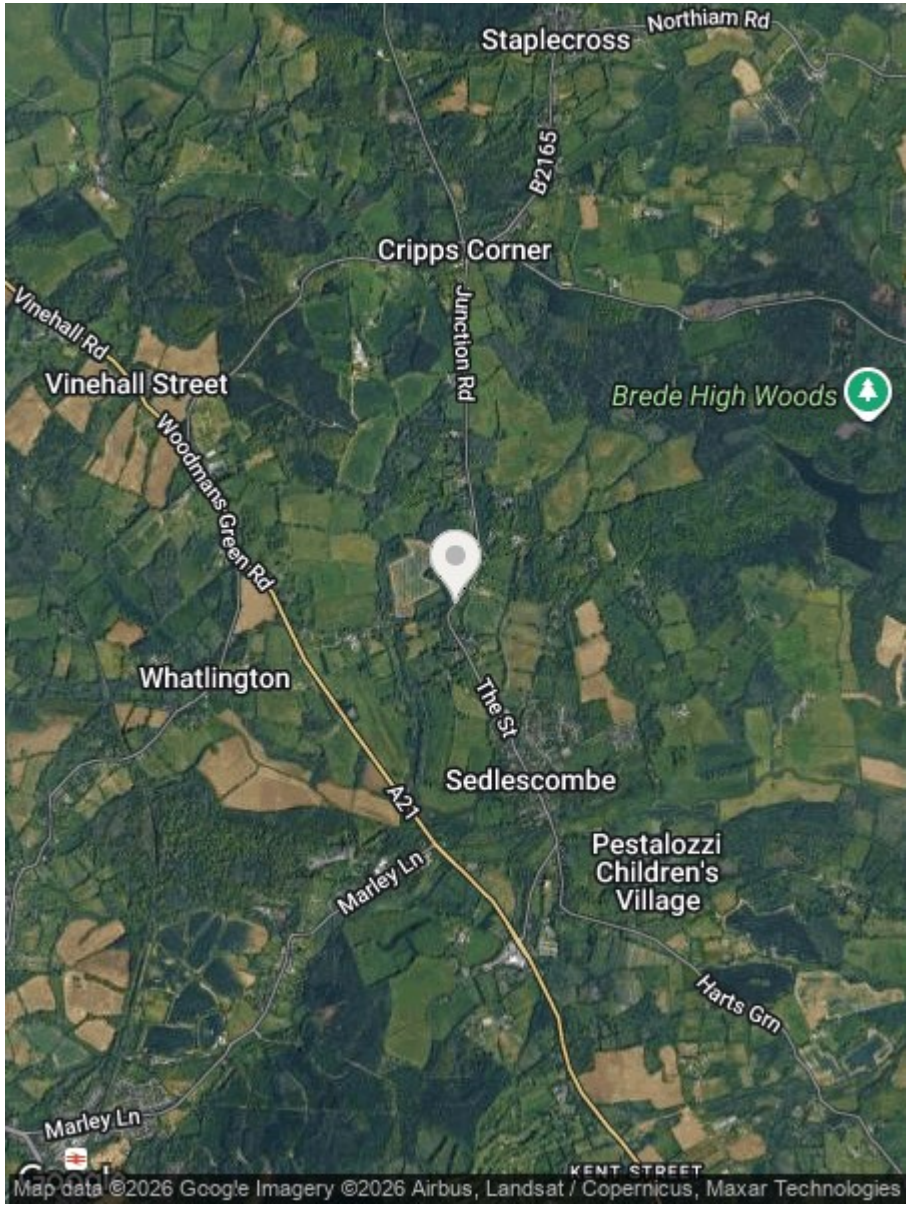
(1) Excluding balconies and terraces

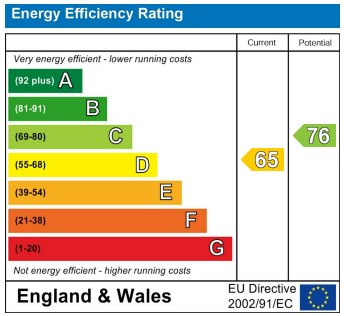
Reduced headroom

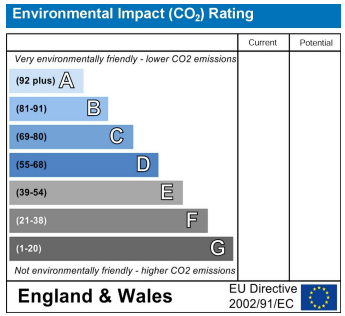
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - D

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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