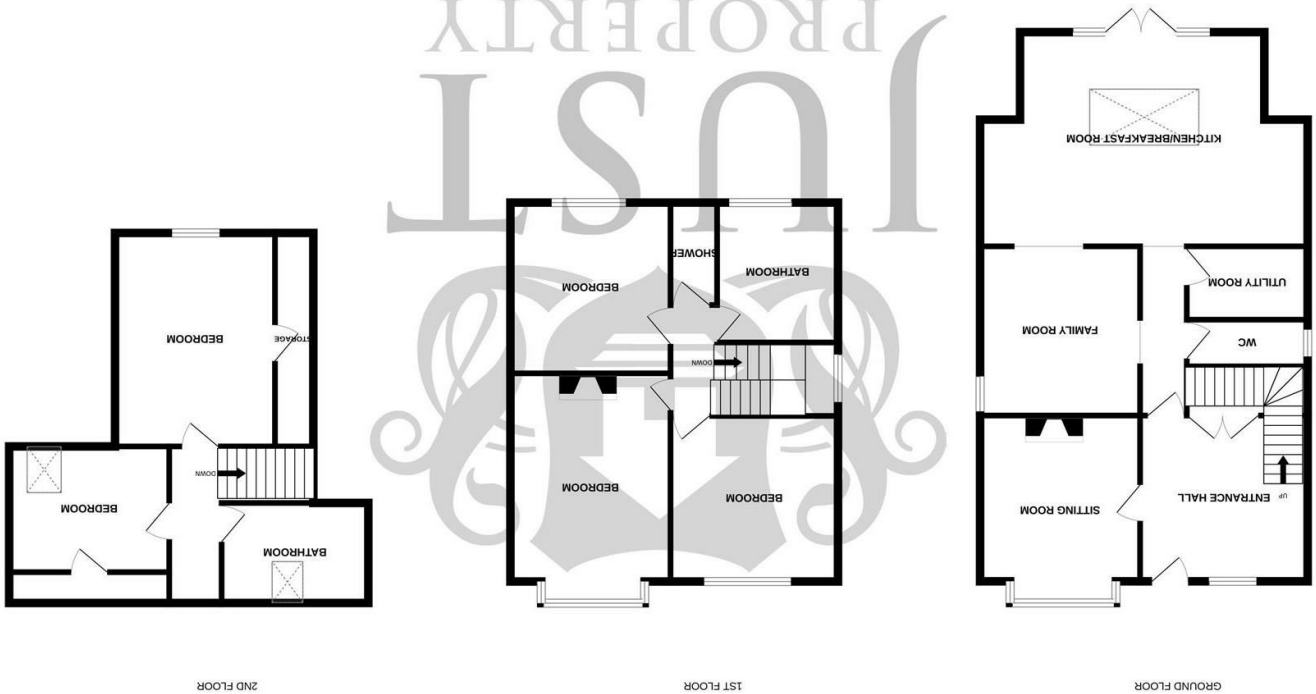




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	60	71
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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5 Bedrooms 2 Receptions 3 Bathrooms 1515.00 sq ft

Claytons House The Green, Sedlescombe, TN33 0QA

Freehold

£825,000





Freehold

£825,000



5 Bedrooms

2 Receptions

3 Bathrooms

1515.00 sq ft

PROPERTY DETAILS

Claytons House is a substantial detached family home set in the heart of the quintessential English village of Sedlescombe. The village offers an excellent sense of community with a traditional pub complete with its own flock of geese, a post office, historic church and a variety of local events. There are wonderful countryside walks on the doorstep, highly regarded local schools including an excellent primary school feeding into the outstanding Claverham, whilst the towns of Hastings, Bexhill, Battle and Eastbourne are all within easy reach.

The beautifully presented accommodation is both spacious and versatile, centred around a welcoming entrance hall currently used as a music area. There is a generous family sitting room with a feature fireplace, a separate family room and a superb open-plan kitchen/breakfast room which is flooded with natural light and features French doors opening onto the rear garden. A useful utility room, separate cloakroom and two excellent storage cupboards complete the ground floor.

The first floor offers three generous double bedrooms, a family bathroom and a separate shower room. The second floor provides two further double bedrooms, an additional family bathroom and extensive eaves storage, making the property ideal for growing families or those requiring flexible accommodation.

A particular highlight is the exceptional rear garden, which extends far beyond the immediate patio. A large lawn leads over a charming stream to a delightful orchard and a further wooded area, creating a wonderful space for families, entertaining and enjoying nature. To the front there is an enclosed garden, off-road parking, and a double garage.

Beautifully maintained by the current owners, Claytons House offers an outstanding combination of character, space and village living. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	11'6" x 10'11" (3.53 x 3.35)
Storage Cupboards x 2	Bedroom
Sitting Room	10'7" x 10'0" (3.25 x 3.05)
14'9" x 10'11" (4.52 x 3.35)	Family Bathroom
Inner Hallway	Shower Room
WC	Stairs to Second Floor
Utility Room	Reading Area
6'9" x 6'4" (2.06 x 1.95)	Bedroom
Family Room	13'5" x 9'8" (4.11 x 2.97)
11'7" x 10'11" (3.54 x 3.35)	Bedroom
Kitchen / Breakfast Room	9'10" x 8'11" (3.01 x 2.74)
20'0" x 18'4" (6.12 x 5.59)	Enclosed Walled Front Garden
Stairs to Landing	Detached Garage
Bedroom	Off Road Parking
14'0" x 11'3" (4.27 x 3.43)	Large Rear Gardens

FEATURES

- Detached Family Home
- Beautiful Sedlescombe Village Location
- Five Bedrooms
- Three Bathrooms
- Magnificent Rear Garden with Orchard Area
- Wonderful Open Plan Family Kitchen
- Close To Local Schools and Woodland
- Detached Double Garage
- Off Road Parking



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.