

## Old Post Masters House The Green, Sedlescombe

£525,000 Leasehold

Overlooking Sedlescombe Green, this characterful home blends original detail with a high spec finish. Laid out across three floors, it offers a thoughtful mix of traditional features, well-connected living spaces and future potential – with planning approved for a kitchen extension and garage reconfiguration.



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Entering beneath a timber-framed oak canopy and through a solid front door into a hallway with stone tiled flooring, oak-framed double-glazed windows, and a built-in coat cupboard. From here, stairs rise ahead and the kitchen sits just to the right.

The kitchen is fitted with cream-painted wooden units, solid timber worktops, a gas-fired Aga with tiled splashback, and a double butler sink. There's space for an American-style fridge freezer, a dishwasher, and a washing machine. A solid wooden door leads directly into the garden, and the stone flooring continues throughout.

Two oak steps lead up into the dining room — a bright, dual-aspect space with a further door to the garden and a built-in storage cupboard in the corner. It's a well-connected area, offering a natural flow between indoor and outdoor living.

The first floor features a rear-facing living room with triple-aspect glazing, providing excellent natural light. This connects through to a front-facing reception or dining space, divided by exposed beams and centred on a fireplace with built-in storage on either side. Also on this level is a well-sized double bedroom overlooking the green, with exposed beams and a sash window.

The first bathroom is fully tiled in white and blue marble-effect finishes, with Mandarin Stone floor tiles, underfloor heating, and a modern suite including walk-in rainfall shower, freestanding oval bath, integrated basin unit and chrome towel rail.

On the top floor, a Velux brings light into the landing. The principal bedroom sits to the rear with a partial vaulted ceiling, three built-in wardrobes, and dual-aspect sash windows. A second front-facing bedroom connects to another flexible space — ideal as a fourth bedroom, home office or dressing room — and both have staircase access, giving the top floor a sense of connection and flexibility.

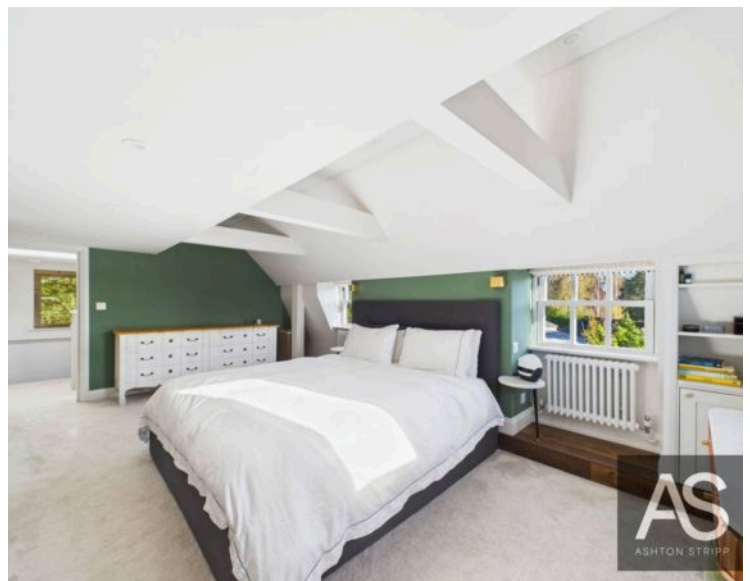
The second bathroom features Mandarin Stone flooring with underfloor heating, herringbone tile detailing around the basin and walk-in shower, brushed gold-effect fittings, and a sash window with built-in storage below.

Outside, the garden is mostly laid to lawn, with an area of hardcore in the rear corner — ready for a future patio or outdoor workspace. To the front, there's one private parking space with an EV charging point and an open brick-and-tile roofed garage.

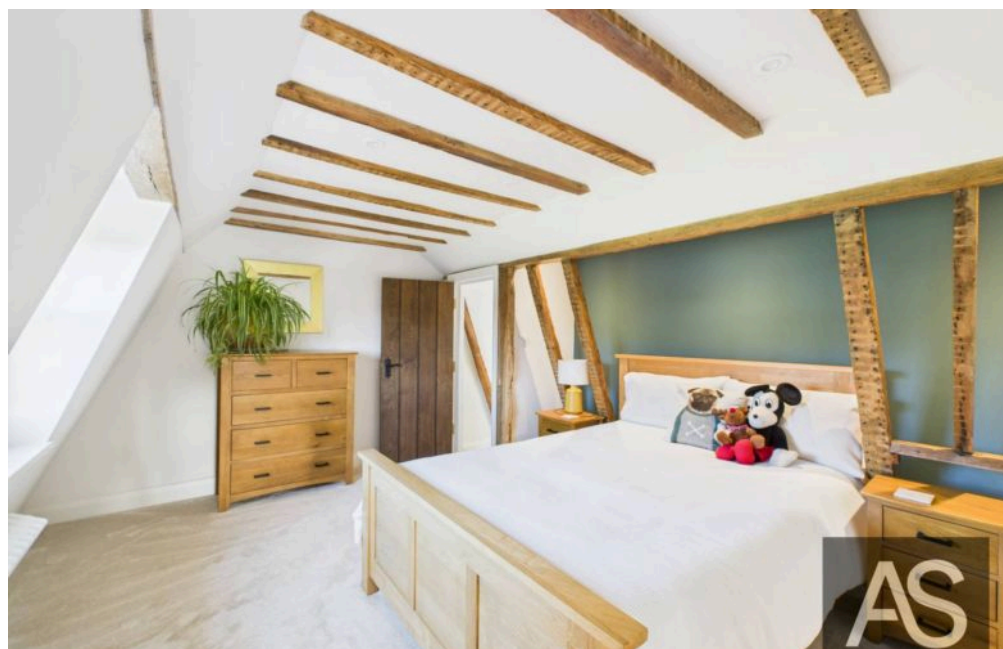
Planning permission (under ref: RR/2023/1584/P and RR/2023/1588/L) allows for a large open-plan kitchen/diner extension, garage repositioning, and the addition of storage and gym space.

#### Location

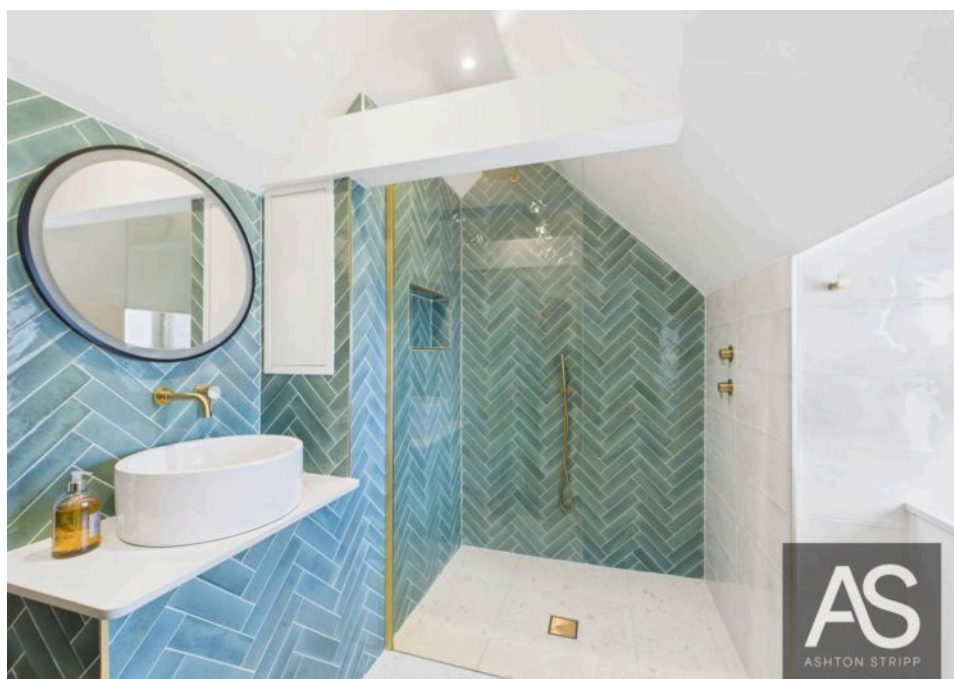
The house sits a short walk from Sedlescombe Green and within easy reach of open countryside, local footpaths and the village pub. **Battle station** is the nearest rail connection, offering direct services to London Charing Cross. Local schooling options include Sedlescombe Primary and Claverham Community College, making this a well-placed and adaptable home for both families and commuters.

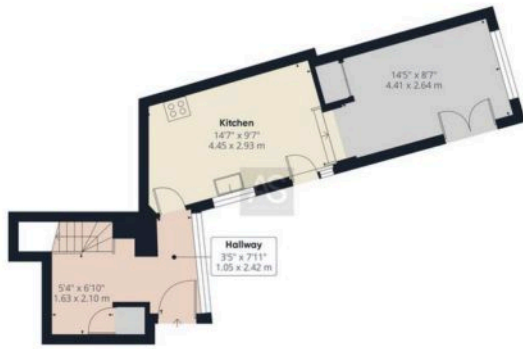


- Classic kitchen with Aga, garden access and space for large fridge freezer and integrated appliances
- Dual-aspect dining room with garden access and built-in storage
- Triple-aspect living area with feature fireplace and excellent storage
- Two high-spec bathrooms with underfloor heating, Mandarin Stone flooring and walk-in showers
- Flexible top-floor layout with staircase access at both ends
- Principal bedroom with partial vaulted ceiling and three built-in wardrobes
- Planning approved to extend kitchen and reposition garage
- Village-central location near Sedlescombe Green and Battle station
- Private off-street parking, EV charging point and open brick-based garage



Set in the heart of Sedlescombe Green, The Old Post Masters House enjoys a peaceful village setting with countryside walks on the doorstep. Local amenities are close by, with Battle station providing convenient mainline services to London.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1958 ft<sup>2</sup>

181.9 m<sup>2</sup>

Reduced headroom

111 ft<sup>2</sup>

10.3 m<sup>2</sup>

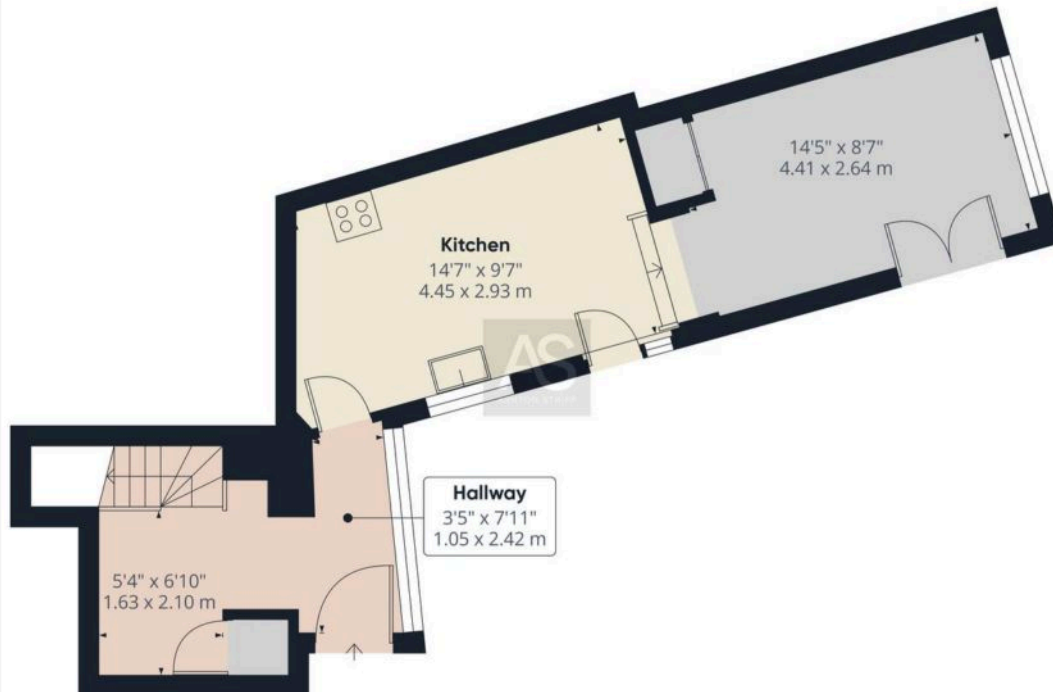
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



Floor 0 Building 1



Approximate total area<sup>(1)</sup>

410 ft<sup>2</sup>

38.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360