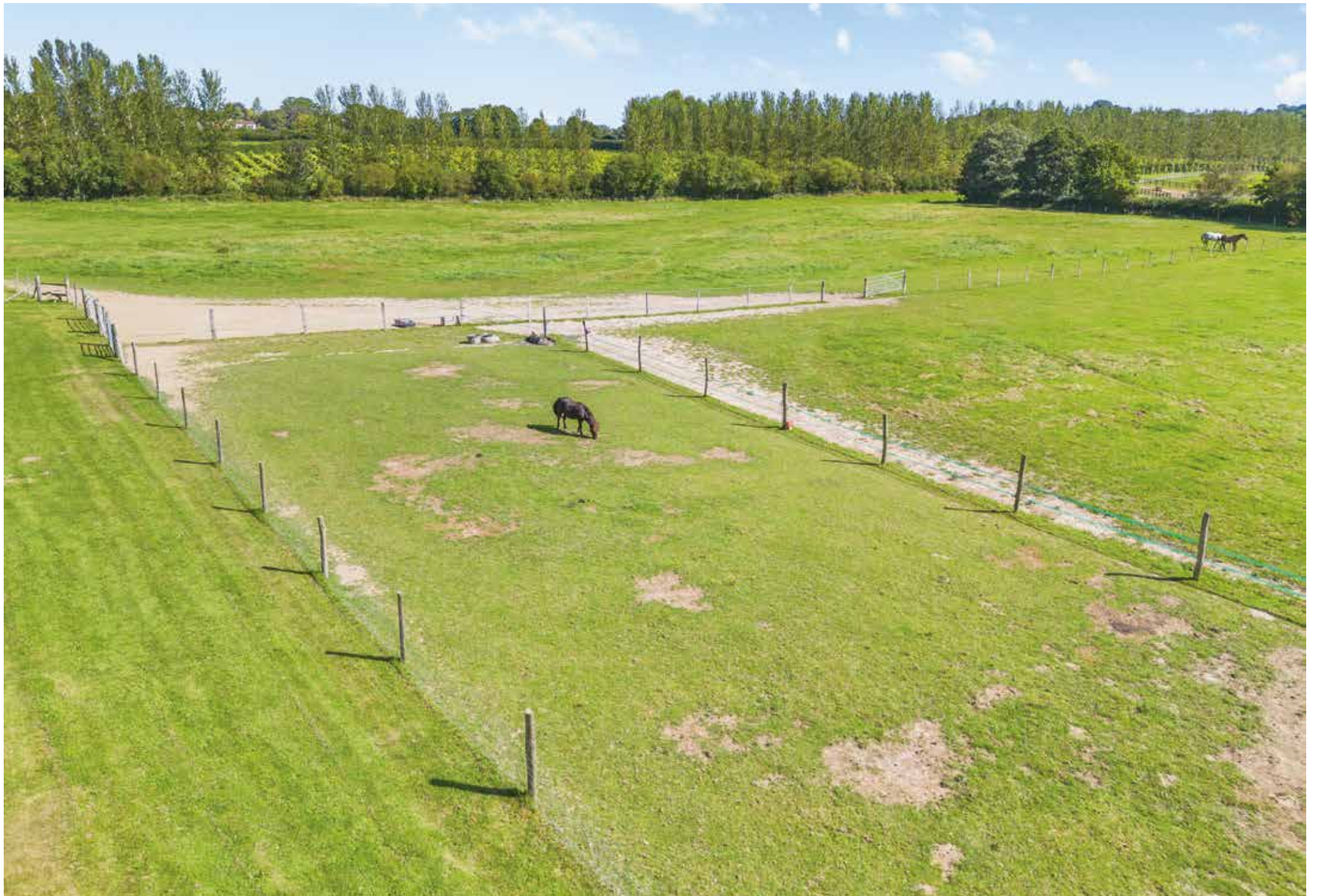




Hoads Farm  
Moat Lane | Sedlescombe | Battle | East Sussex | TN33 0RY





# STEP INSIDE

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This delightful but unlisted farmhouse can be found at the end of a private farm track, off a quiet country lane, surrounded by wonderful countryside in the High Weald National Landscape. The property lies between the villages of Sedlescombe and Westfield and only a few miles from the historic towns of Battle and Hastings. It nestles in about 8.43 acres of grounds and includes a charming detached chalet, a large purpose-built stable block and fenced paddocks with superb hacking directly from the property. Over the years it has been extended and the current owners have completely but sensitively refurbished the entire property to a very high standard, while still retaining period features including exposed beams, wood doors and natural brick walls that give it such a special character.

The oak and tiled entrance porch opens into the dual aspect modern kitchen/breakfast room. This features flagstone flooring, a stunning oak breakfast bar, a range cooker, a butler's sink and shaker style units with wooden worktops housing integrated and stand-alone appliances. Off the kitchen is a utility area, where laundry facilities and dishwasher are found, leading onto the downstairs cloakroom with a featured wood wall, a bespoke vanity unit and understairs storage. Access to the terrace is directly from the kitchen for alfresco entertaining.

From the kitchen area you enter into a spacious bright hall leading to the rest of the ground floor accommodation including the well-proportioned, characterful triple aspect sitting room/dining room which is more than 30ft long and is stunning. The dining area is partially divided by a central chimney breast with a two-way log burner that heats the entire area and is a great focal point. From the sitting room you access, via an opening in the original stone wall, a large study with French doors out to the hot tub area and the essential boot room with laundry facilities storage and further door is found here. The dining area has the added feature of leading into a bright and impressive conservatory with a slate roof, which affords the owner a panoramic vista of the beautifully landscaped garden, paddocks and views to the vineyards beyond.

The oak staircase off the porch area gives access to the upstairs, where you will find four double bedrooms. There is a very smart Jack and Jill family bathroom with a contemporary stand-alone claw foot bath, a walk-in shower and a charming circular vanity basin. While there are uninterrupted views from all bedrooms to the far-reaching views across the properties land and surrounding countryside. There are features in every bedroom, from original floor to ceiling stone walls, brick fireplaces and beams, with double aspect windows. The principal suite is both large and airy, with patio doors opening onto a balcony for early morning coffee sat immersed in nature, the bedroom has direct private access to the trendy ensuite wet room with a walk-in shower, vanity unit, toilet and fitted cupboards.

The owners have created a beautiful garden with a large sheltered terrace area for outdoor entertaining and relaxing in the sunshine. This is surrounded by gravelled terracing with raised flower and shrub beds and swathes of lawn interspersed with mature trees. The chalet, with its own decked patio, includes a delightful bed/sitting room with a kitchenette and a shower room. It would also make a great 'home' for adult children or an elderly relative or could equally be a fun games room and bar, or annex/holiday let, subject to the necessary permissions and consent.

There is also a large workshop and craft room, with electricity, as well as storage facilities for garden machinery and a woodshed. The generous and bright fully covered stable block includes connected electricity and water and consists of four large loose boxes and a feed/tack room surrounded by a spacious parking area that can accommodate large horseboxes, while the paddocks are all water connected and CCTV is linked to view horses.

# SELLER INSIGHT

“ We found Hoads Farm needed much love and attention nearly 10 years ago, with plenty of potential in quiet and peaceful rural surroundings some 300 meters off the road and we knew it was the right home for our family and animals, offering us all the space to grow. However, it required considerable updating so we have completely refurbished the property from top to bottom with no expense spared to create a delightful home that we have thoroughly enjoyed over many years. We feel it is time to start a new chapter now the children are grown up and hope that new owners will get great pleasure from living in such a beautiful place. The location of the property affords privacy, peace and comfort, whilst close to all amenities schools, hospitals and access to connections for travel.

Although we are out in the country, we are only just over a mile from the thriving village of Westfield where you will find a convenience store with a post office, a hairdresser, beautician and a pet grooming parlour. There is also a popular primary school, Claremont prep school, cricket and football clubs, the excellent New Inn pub, the renowned Wild Mushroom restaurant housed in an old farmhouse. While nearby Sedlescombe village includes a primary school, village store, golf and country club as well as an organic vineyard.

We are virtually equidistant between historic Battle and the Cinque Port town of Hastings with their variety of annual events. Battle has a bustling high street with fabulous period properties, delightful independent shops, tea rooms, various excellent pubs and restaurants, an award-winning farm shop, surgery and the well-known Battle Abbey independent school as well as the highly regarded Claverham Community College. There is also a mainline station with trains to London taking under an hour and a half. While Hastings is a rejuvenated seaside town with a growing artist influence including a number of art galleries and museums as well as retail parks, shopping malls and supermarkets together with quirky individual shops in the Old Town and a wide variety of bars and restaurants. There is the newly restored Hastings pier, the historic castle and the funicular railways, two theatres and cinemas, a university and a variety of schools and colleges, a hospital and four railway stations. Sports available include the Summerfields Leisure Centre with its swimming pool and climbing wall, football and rugby clubs as well as yachting and angling clubs.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

Westfield	1.2 miles
Sedlescombe	2.9 miles
Battle	7.8 miles
Hastings	7.2 miles
Dover Docks	52.0 miles
Channel Tunnel	40.3 miles
Gatwick Airport	47.5 miles
Charing Cross	67.9 miles

By Train from Battle	
London Bridge	1hr 16 mins
Cannon Street	1hr 26 mins
Charing Cross	1hr 26 mins

**Healthcare**

Westfield Surgery	01424 751609
Sedlescombe Surgery	01424 870225
Conquest Hospital	0300131 4500

**Education**

Primary Schools:	
Westfield Primary School	01424 751404
Sedlescombe Primary School	01424 870585
Claremont Prep School	01424 751555
Battle Abbey Prep	01424 219674

Secondary Schools:	
Claverham Community College	01424 772155
Ark Alexander Academy	01424 439888
Hastings Academy	01424 711950
Battle Abbey independent	01424 772385

**Leisure Clubs & Facilities**

Sedlescombe Golf and Country Club	01424 871700
Westfield Football Club	01424 751011
Westfield Cricket Club	07925 585721
Battle Town Football Club	07825 449337
Hornbye Park Sports Centre	01424 716666

**Entertainment**

New Inn
Wild Mushroom restaurant
Bluebells Tearoom
The Ash Tree Inn
White Rock Theatre
Stables Theatre
Odeon Cinema
Battle Community Cinema

**GROUND FLOOR**

Entrance Hall	8'5 x 6'8 (2.57m x 2.03m)
Kitchen \ Breakfast room	15'2 x 14'2 (4.63m x 4.32m)
Utility Room	
Dining Room	13'11 x 11'8 (4.24m x 3.56m)
Sitting Room	18'3 x 13'11 (5.57m x 4.24m)
Garden Room	11'5 x 10'6 (3.48m x 3.20m)
Study	14'3 x 10'7 (4.35m x 3.23m)
Boot Room	8'2 x 8'0 (2.49m x 2.44m)

**FIRST FLOOR**

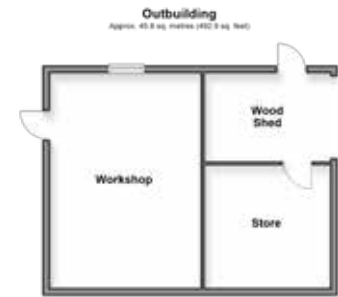
Bedroom 1	15'3 x 14'2 (4.65m x 4.32m)
Bedroom 2	12'3 x 10'11 (3.74m x 3.33m)
Bedroom 3	14'5 x 11'0 (4.40m x 3.36m)
Bedroom 4	13'11 x 10'11 (4.24m x 3.33m)

**ANNEXE**

Kitchen	15'7 x 15'7 (4.75m x 4.75m)
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**OUTSIDE**

Workshop	19'7 x 13'8 (5.97m x 4.17m)
Woodshed	11'3 x 10'11 (3.43m x 3.33m)
Stable 1	15'0 x 11'6 (4.58m x 3.51m)
Stable 2	15'0 x 11'5 (4.58m x 3.48m)
Stable 3	16'7 x 11'6 (5.06m x 3.51m)
Stable 4	16'7 x 11'5 (5.06m x 3.48m)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd, Registered in England and Wales, Company Reg No 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed xxx.xx.2026



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