High Hedges Moat Lane, Sedlescombe, East Sussex TN33 0RZ
£695,000 Freehold

A handsome character family home on one of Sedlescombe's most sought-after country lanes — where the schools are excellent, mainline rail links are close by, and the privacy is real. Moat Lane is the kind of address people wait years to move to: quiet, leafy and deeply rural in feel, yet within easy striking distance of everyday life. This property is set well back from the lane, with a long driveway running down the side of the house to a detached garage beyond, giving a genuine sense of privacy and seclusion from the moment you arrive. Lovingly maintained throughout, the house offers four bedrooms, two bathrooms and bright, sociable living space. The triple-aspect living room, with its log burner and doors onto the terrace, is made for long weekends at home, while the kitchen and dining area flow together for family life and entertaining alike. Families are drawn to this corner of East Sussex for good reason. Sedlescombe Primary sits within the village, while Claverham Community College and the highly regarded Battle Abbey School are a short drive away — alongside well-known independent options including St Ronan's and Vinehall. It's a location that has long appealed to families wanting genuinely good schooling without sacrificing space or countryside.

The wider countryside is never far away, with the 1066 Country Walk and historic Battle Abbey a short drive. Mainline stations at Battle and Robertsbridge offer direct links to London, making this as practical as it is picturesque. The well-stocked rear garden, with its lawn, mature borders and a secluded rockery retreat, makes the most of a peaceful westerly aspect for long summer evenings.

A detached garage, workshop space and parking for several cars complete a rare combination: a private rural retreat with everything a family actually needs close at hand.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

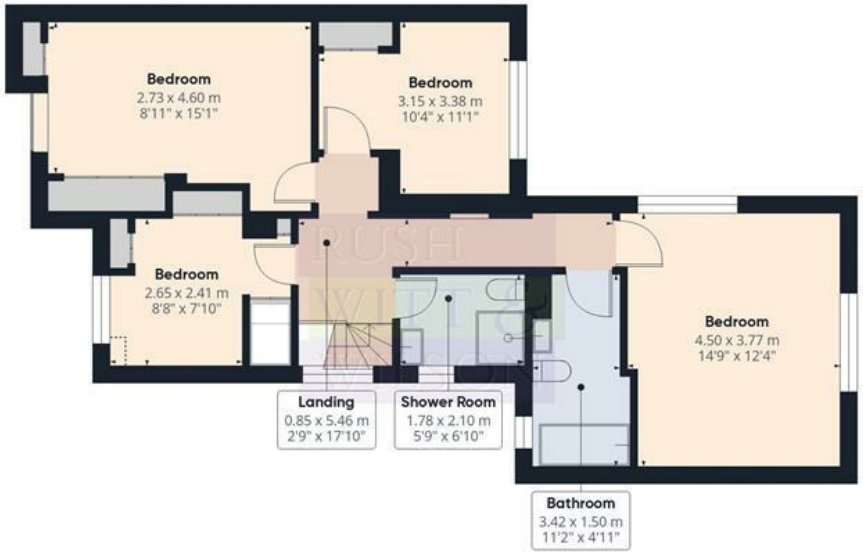
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

154.9 m²

1667 ft²

Reduced headroom

0.1 m²

1 ft²

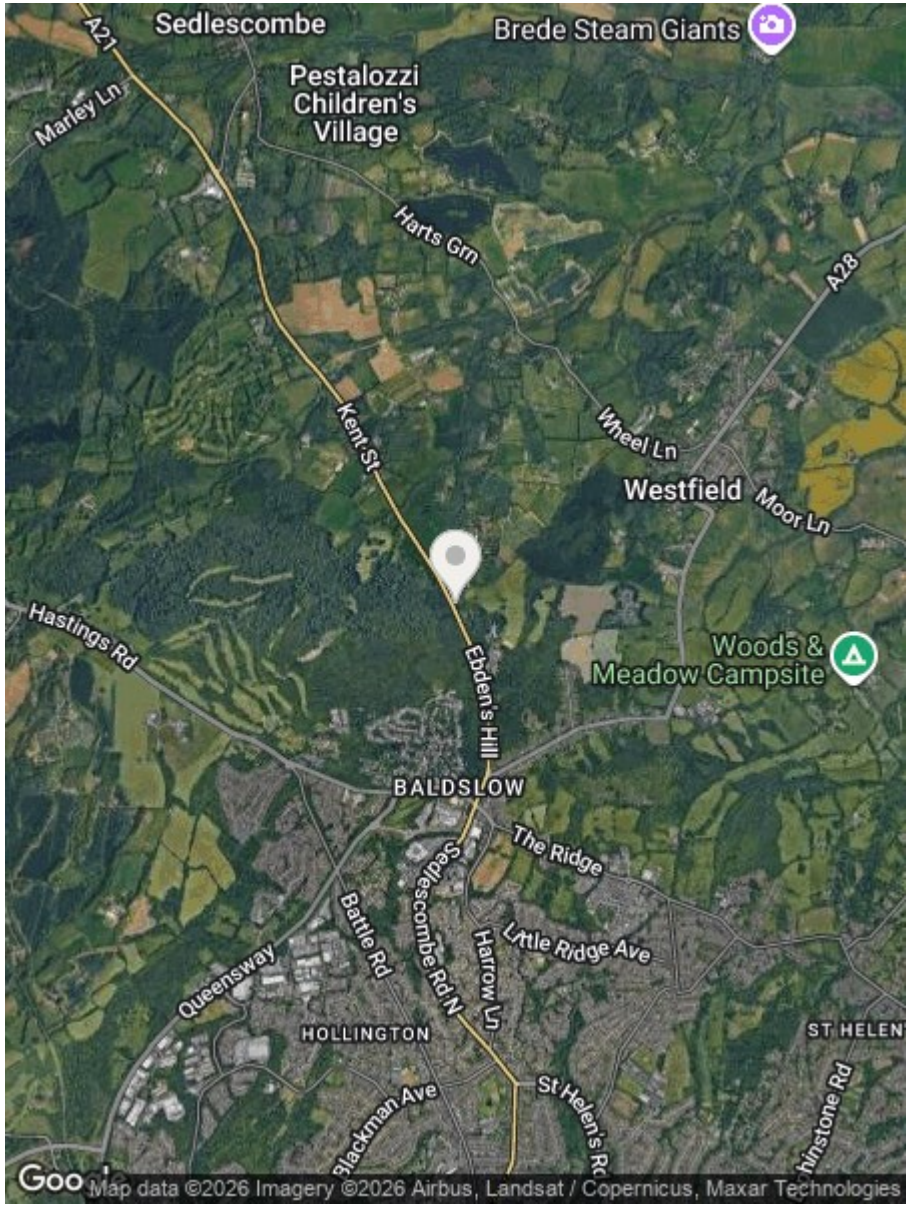
(1) Excluding balconies and terraces

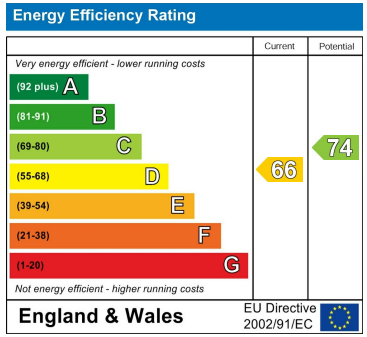
Reduced headroom

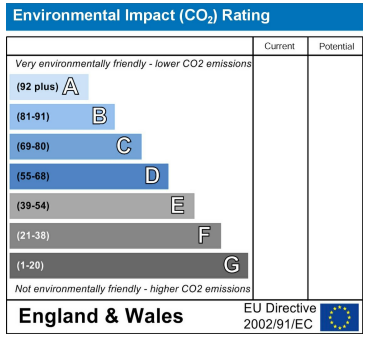
Below 1.5 m/5 ft

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

GIRAFFE360







Council Tax Band - E

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk