

Willow Dene Meadow Lane, Sedlescombe, TN33 0RF
Offers In Excess Of £650,000 Freehold

Far reaching rural views, a quiet private side road and a garden that feels like a country retreat set the scene for this versatile detached chalet bungalow, one of just six homes in a select enclave yet an easy stroll from the village centre. Remodelled three years ago to a high standard, it offers the rare reassurance of a home you can move straight into, with a full downstairs rewire, new plumbing and underfloor heating to the kitchen, a new boiler, a new upstairs bathroom and downstairs shower room, replacement windows and doors to the rear, entirely new flooring, a new porch and a replacement driveway with parking for several vehicles. The porch opens to a reception hallway flowing through to a fabulous triple aspect kitchen/dining room and a picturesque double aspect living room, both with doors onto the decked terrace, ideal for long summer evenings with the view. Two further downstairs rooms adapt easily to suit your life, whether as a study, gym, second reception room or guest bedroom, and a shower room completes the ground floor. Stairs rise to a galleried landing, a lovely spot to sit and enjoy, with three eaves double bedrooms and a family bathroom, two bedrooms having double aspect windows and those same far reaching views. Gated access on both sides of the property leads from the driveway to a magnificent rear garden, with a workshop and shed, a lawn divided by a flower border, a wild area with three new fruit trees, and a greenhouse and vegetable beds beyond. The village inn, shop and post office, village hall, church, GP surgery and pharmacy, primary school and country walks are all within walking distance, while Battle with its mainline station, famous Abbey, renowned schooling including the Claverham catchment and further amenities is a short drive away. A spacious, private and tranquil home with real homely appeal, ready for its next chapter.








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



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

161.3 m²

1737 ft²

Reduced headroom

6.8 m²

73 ft²

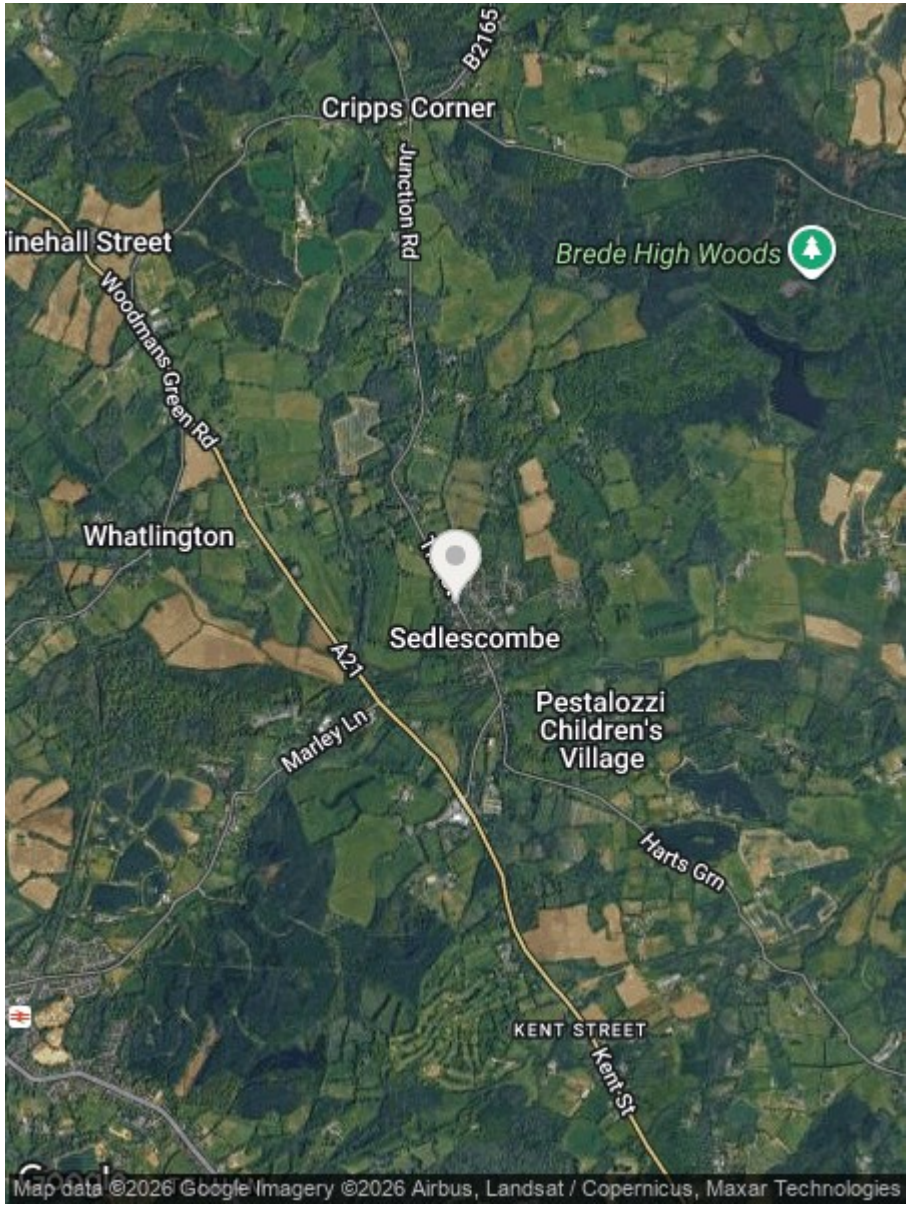
(1) Excluding balconies and terraces

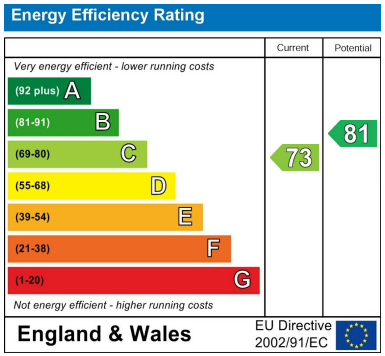
Reduced headroom

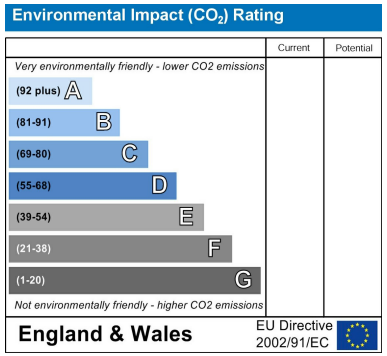
..... Below 1.5 m/5 ft

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 - TBA

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