



## By The Way Sandrock Hill, Sedlescombe

£800,000 Freehold

An exceptionally versatile and beautifully landscaped home offering generous open-plan living, stunning sun room, a detached self-contained annex, electric gated parking and countryside views – all set within a secure, mature plot designed for modern family living



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This attractive home offers spacious and flexible accommodation with excellent flow throughout, ideal for family living and entertaining. The property is entered via a covered porch with tiled flooring, with stairs rising to the first floor. Double doors open into a superb sun room featuring a fully tiled floor, log burner and sliding doors that open directly onto a sandstone patio, creating seamless indoor-outdoor living while enjoying beautiful open views.

The main living and dining room is a substantial open-plan space with carpeted flooring and a characterful brick fireplace housing a log burner. The layout connects naturally to the kitchen, reinforcing the open and sociable feel of the home.

The kitchen is fitted with grey wall units and cream shaker-style base units, complemented by wooden flooring and white textured tiled splashbacks. There is a gas range cooker, space for an American-style fridge freezer and ample worktop space. An internal opening allows views through to the sun room, and a door leads to the bedroom and bathroom hallway.

The ground floor hallway provides access to a modern family bathroom fitted with a white suite and chrome fittings, a rear bedroom currently used as an office, a further front bedroom currently arranged as a snug, and a large storage cupboard. The hallway links back through to the main living area and provides access to the front porch.

Upstairs, the principal bedroom is a generous double-aspect room enjoying excellent views and natural light. It benefits from a walk-in wardrobe, en-suite shower room with stone-effect tiling and chrome fittings, and access to a large walk-in attic storage space with lighting.

Externally, the property continues to impress. Across a covered block-paved area sits a utility room with fitted units, sink, tiled flooring and power, alongside additional storage and a greenhouse with planting beds and log store.

A tarmac driveway with electric gates provides ample parking and access to a garage with light and power.

Behind the garage is a detached annex with bifold doors opening onto a block-paved patio. Inside is an open-plan living area with fitted kitchen, wooden flooring and a modern shower room. The layout offers potential to incorporate part of the garage to enlarge the annex if desired.

Further enhancing the outdoor space is an additional garden room with tiled floor and roof, bi-folding doors and stunning views, a metal pergola with tiled roof and brick flooring, and a sandstone patio running across the rear of the house.

The landscaped gardens are mature, well maintained and fully enclosed, ideal for children and animals, with side access on both sides of the property.

The home benefits from mains gas central heating and separate cess pits serving the house and annexe.



- Spacious open-plan living and dining room with brick fireplace and log burner
- Stunning sun room with bifold doors opening onto sandstone patio
- Detached self-contained annex with modern kitchen and shower room
- Electric gated driveway with ample parking and garage
- Principal suite with en-suite, walk-in wardrobe and attic storage
- Beautifully landscaped and fully enclosed mature gardens
- Separate utility room and extensive additional storage areas
- Additional garden sun room and panoramic views
- Versatile ground floor bedrooms ideal for office or snug
- Mains gas central heating and two independent cess pits



Set within a quiet rural lane in the sought-after village of Sedlescombe, this location lies within the High Weald Area of Outstanding Natural Beauty, offering a peaceful, low-density environment ideal for countryside living. The area is characterised by detached homes on generous plots, providing a strong sense of privacy, while still being within easy reach of local amenities including a village shop, pub and primary school. Battle is nearby with mainline rail links to London, and the coast at Hastings is also easily accessible, making this a well-balanced rural yet connected setting.





Floor 0 Building 1



Floor 1 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5



Floor 0 Building 6



Floor 0 Building 7



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

2912 ft<sup>2</sup>  
270.6 m<sup>2</sup>

Reduced headroom

188 ft<sup>2</sup>  
17.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 R/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>

1360 ft<sup>2</sup>  
126.4 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 R/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.

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