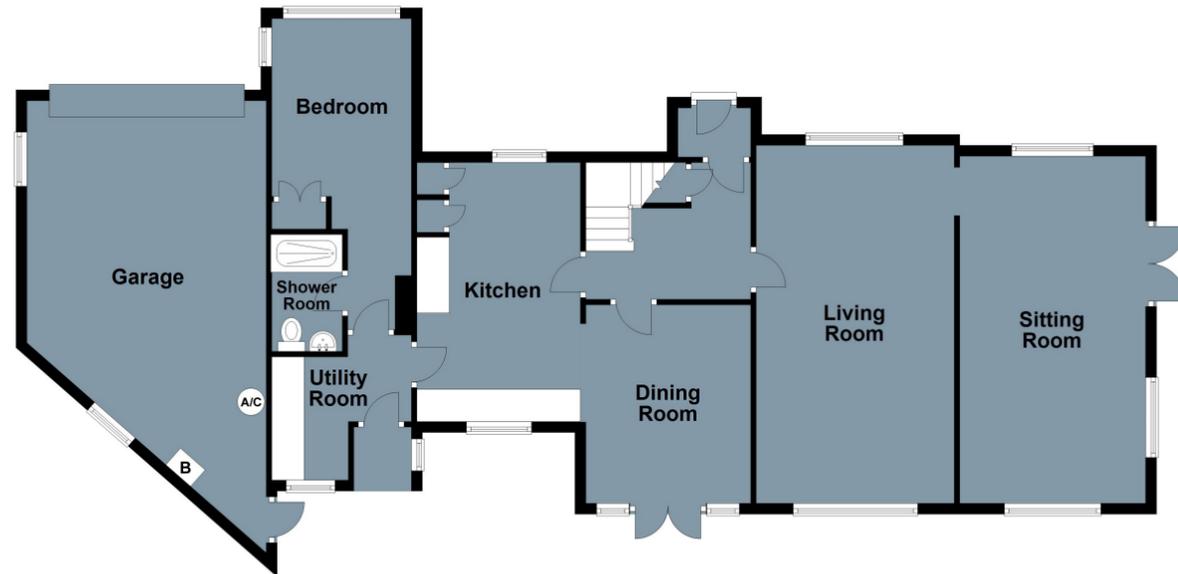


### Ground Floor

Approx. 134.4 sq. metres (1446.4 sq. feet)



### First Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 196.6 sq. metres (2116.7 sq. feet)  
 For illustration purposes only - not to scale



1 Gorselands, Sedlescombe, East Sussex TN33 0PT

**£795,000 freehold**

A substantial detached 4 bedroom family home with beautifully presented accommodation and established gardens that provide an excellent level of privacy, all set in a central village location taking in far reaching views. Ideal for multi-generational or dual family occupancy.

Detached Family Home

2 Reception Rooms

4 Bedrooms

Family Bathroom and 2 En-Suites

Established Private Gardens

Ample Parking

Double Garage

Central Village Location

## Description

Occupying an elevated semi-rural location close to the centre of the picturesque village of Sedlescombe, this substantial detached family home sits proudly within its generous plot. A spacious central hall gives access to most of the principle ground floor rooms including the well appointed open plan kitchen/breakfast room. There are two reception rooms, one has a double aspect and the other has a triple aspect centred around a log burner and has doors out to raised terraced overlooking the immaculate gardens. In addition there is a ground floor double bedroom with en-suite making this property ideal for multi-generation occupancy. An attractive staircase gives access to the galleried landing and three further bedrooms and the family bathroom. The main bedroom has a substantial en-suite shower/dressing room and enjoys a triple aspect taking in far reaching countryside views. Outside the property enjoys a large area of off road parking with access to the double garage. The gardens are a real feature of the property being established and beautifully maintained by the current owners. There are a number of mature shrubs, trees, a rose garden and rhododendron hedge together with a greenhouse and shed and the whole gives a very high level of privacy.

The property is located close to the centre of Sedlescombe with its attractive village green, popular public house, shop, post office, doctors surgery and primary school. Nearby Battle offers a more comprehensive range of amenities as well as a mainline station with regular services to London Charing Cross. The area is very well served for schools, both private and public at both primary and secondary levels. Viewing is highly recommended.

## Directions

From the centre of Sedlescombe turn right at The Queens Head into Brede Lane and follow the road round. Continue past the school and turn left into Gorselands where the property will be found as the first property on the left hand side.

What3Words:///deposits.masks.highways

## THE ACCOMMODATION COMPRISES

An entrance porch with part glazed door to a storm porch with coat hanging area and glass panelled door into

## ENTRANCE HALL

9' 10" x 8' 3" (3.00m x 2.51m) with stairs rising to the first floor landing, understairs storage cupboard, radiator, engineered oak flooring.

## KITCHEN

15' 8" x 9' 10" (4.78m x 3.00m) a double aspect room with windows to front and rear, recessed lighting and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers. There are areas of granite working surface with a sink with mixer tap and drainer, two larders, space for a 4 ring gas oven and an American style freezer, integrated dishwasher. An opening leads to

## BREAKFAST ROOM

12' 0" x 9' 11" (3.66m x 3.02m) a delightful double aspect room with window and double doors looking out to the rear garden, recessed lighting and door back to the hallway. From the kitchen a further door leads to

## UTILITY ROOM

8' 5" x 7' 5" (2.57m x 2.26m) max with window and door to rear garden, recessed lighting, tiled floor and further range of wall mounted units, granite effect working surfaces with space for fridge, washing machine and tumble dryer.

## DOWNSTAIRS BEDROOM 4

12' 3" x 7' 8" (3.73m x 2.34m) a double aspect room with windows to front and side with glimpses of countryside views, built in wardrobe, recessed lighting and wall lights, loft access, door to

## EN-SUITE

7' 1" x 3' 9" (2.16m x 1.14m) with recessed lighting, tiled floor and walls and fitted with a low level wc, wall mounted vanity sink unit, large shower unit, heated towel rail.

## RECEPTION ROOM 1

21' 8" x 12' 0" (6.60m x 3.66m) a double aspect room with window to front and rear overlooking the garden, oak flooring. Door to

## RECEPTION ROOM 2

21' 0" x 11' 3" (6.40m x 3.43m) a triple aspect room with windows and double doors to garden, exposed ceiling timbers and focused around a central fireplace with a working log burner, bressumer beam, red brick surround and hearth.



## FIRST FLOOR GALLERIED LANDING

with window to front taking in far reaching views, loft access, shelved cupboard.

## BEDROOM 1

16' 8" x 11' 11" (5.08m x 3.63m) a triple aspect room taking in views over the garden and valley. Door to



## EN-SUITE/DRESSING ROOM

11' 3" x 7' 6" (3.43m x 2.29m) a double aspect room, tiled floor, recessed lighting and fitted with a shower unit, wall mounted vanity sink unit, low level wc, large fitted double wardrobe, shelved recess, heated towel rail.

## BEDROOM 2

9' 11" x 8' 8" (3.02m x 2.64m) with window to rear, double fitted wardrobe.

## BEDROOM 3

8' 5" x 6' 11" (2.57m x 2.11m) with window to rear, double fitted wardrobe.

## FAMILY BATHROOM

9' 11" x 6' 7" (3.02m x 2.01m) max with window to front, recessed lighting and fitted with an L shaped bath with Victorian style mixer tap with shower attachment, low level wc, wall mounted vanity sink unit, radiator and heated towel rail.

## DOUBLE GARAGE

26' 7" x 14' 5" (8.10m x 4.39m) max with up and over door, windows to side and courtesy door to the rear garden, power and light, housing the Baxi boiler and high pressure water system.

## OUTSIDE

To the front of the property there is a large area of driveway providing parking for several vehicles and access to the double garage. The front garden is predominantly laid to lawn with borders containing mature shrubs, trees and hedges. To the side, access is given to the rear garden. The rear garden is a particular feature of the property wrapping around two sides of the property. There is a small raised patio area accessed from reception room 2 with steps down to an area of lawn which has been beautifully maintained by the current vendors and is very well stocked with mature flowerbeds, rose garden. There is a larger area of patio accessed from the kitchen and utility room. The garden gently slopes down to one side where there is a mature rhododendron hedge giving a high level of privacy, screening it from the lane. There is a Greenhouse measuring 9' 0" x 7' 0" (2.74m x 2.13m) and a garden shed, a number of fruit trees and a vegetable patch.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.