



10 Moat Lane,
Sedlescombe,
East Sussex,
TN33 0RZ



10 Moat Lane

A substantial 4 bedroom detached family home presented in very good order with a 2 bedroom annexe and outbuildings set in gardens and grounds of approximately 4 acres set down a quiet country lane. Viewing highly recommended.

Features

DETACHED FAMILY HOME

PARK-LIKE GARDENS

120 FT. (APPROX) BARN

COUNCIL TAX BAND F

CLAVERHAM CATCHMENT AREA

2 BEDROOM ANNEXE

GARAGE WITH WORKSHOP

3 ACRE Paddock

QUIET COUNTRY LANE LOCATION



Description

Situated on a quiet country lane, well screened by mature hedging, the property sits in a secluded plot with approximately 4 acres of park-like gardens and paddock. This substantial property offers versatility and ample opportunity to create a home and income lifestyle and, as the property is currently configured with a substantial annexe, it would be perfect for those seeking a property for multi-generational use. The property is currently configured with the main house having 3/4 generous reception areas and 3/4 comfortable double bedrooms and the annexe is currently configured as having 2 bedrooms, 1 reception room and a large kitchen/diner. However the property is extremely versatile and could be reconfigured to suit individual needs. The grounds are a particular feature of the property; the gardens are extremely secluded, immaculately maintained and very well stocked with mature flower beds, hedgerows and specimen trees. Within the gardens is a large summerhouse, an enclosed vegetable garden including a fruit cage, 2 greenhouses and a barn which is nearly 120ft. in length with enormous potential. There is an opening from the garden leading to a 3 acre paddock which is hedge enclosed and interspersed with mature trees. There is ample off road parking to the front of the property and a detached double garage with workshop to the rear.

The nearby towns of Battle and Hastings have mainline railway stations with regular services to London Charing Cross.

Directions

Proceeding along the A21 towards Hastings along Kent Street, Moat Lane will be found on the left hand side. Proceed down Moat Lane for a short distance where number 10 will be found on the right hand side. What3Words: ///sparks.plants.saving



ENTRANCE PORCH

having a triple aspect with granite tiled floor, exposed brick walls and internal Bespoke oak partially glazed door to

SPACIOUS HALLWAY

L shaped with stairs leading to the first floor, recessed lighting, storage cupboards, oak flooring, door to

RECEPTION ROOM 1/BEDROOM 4

14' 7" x 12' 2" (4.45m x 3.71m) a double aspect room with oak flooring.

RECEPTION ROOM 2

16' 5" x 13' 8" (5.00m x 4.17m) with bay window to front, centered around a multi-fuel log burning stove on a brick hearth with exposed red brick chimney breast, oak flooring.

BATHROOM

13' 0" x 6' 1" (3.96m x 1.85m) with window to side, slate tiled floor and granite tiled walls, recessed lighting and fitted with a wc, wall mounted sink, walk in shower, panelled bath, two heated towel rails.

DINING ROOM

18' 3" x 10' 10" (5.56m x 3.30m) with oak flooring, contemporary radiators, sun tube with integrated light, door to annexe and archway to

GARDEN ROOM

18' 9" x 10' 2" (5.71m x 3.10m) a double aspect room taking in views over the gardens, with light wells to ceiling, recessed lighting, oak flooring.

KITCHEN

13' 0" x 11' 2" (3.96m x 3.40m) max with window to side, recessed lighting, sun tube, tiled floor and fitted with a range of base and wall mounted solid mahogany kitchen cabinets with granite working surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer, a 5 ring gas hob with extractor over, integrated electric oven and grill, space for washing machine, dishwasher and fridge/freezer. Door to

BEDROOM 1

18' 9" x 12' 11" (5.71m x 3.94m) into bay window, a double aspect room with double doors leading out to the garden, recessed lighting, limestone flooring. Range of fitted wardrobes and access to large loft space with light.

FIRST FLOOR LANDING

16' 2" x 6' 4" (4.93m x 1.93m) currently used as a study area with dormer window to front, laminate flooring, recessed lighting, a large cupboard and 2 eaves storage areas.

BEDROOM 2

18' 5" x 14' 6" (5.61m x 4.42m) max a double aspect room with laminate flooring, 2 eaves storage areas.

BEDROOM 3

14' 11" x 10' 0" (4.55m x 3.05m) an attractive double aspect room, laminate flooring, eaves storage.





SHOWER ROOM

7' 6" x 6' 4" (2.29m x 1.93m) with window to rear, tiled floor and walls, recessed lighting, and fitted with a glass basin, wc, shower cubicle and heated towel rail.

THE ANNEXE COMPRISES

ENTRANCE PORCH

with triple aspect, tiled floor, partially glazed hardwood door to HALLWAY with access to large loft area.

BEDROOM 5

15' 6" x 11' 11" (4.72m x 3.63m) with window to front, a range of fitted wardrobes and dressing table.

BEDROOM 6

11' 11" x 11' 10" (3.63m x 3.61m) with window to rear, range of fitted wardrobes and dressing table.

KITCHEN

15' 5" x 10' 0" (4.70m x 3.05m) accessed from the hallway, a double aspect room with door to side patio, recessed lighting and fitted with a range of oak base and wall mounted kitchen cabinets incorporating cupboards and drawers, working surface with 1 1/2 bowl stainless steel sink with mixer tap and drainer, 4 ring gas hob with extractor over, electric oven and grill. An archway leads to the

DINING AREA

10' 7" x 10' 5" (3.23m x 3.17m) with door to secondary rear hallway with storage cupboard and door to

LIVING ROOM

13' 8" x 13' 7" (4.17m x 4.14m) with bay window to front, gas fire on a granite effect hearth and inset with wooden surround. Currently used as a gym.

SHOWER ROOM

8' 0" x 6' 8" (2.44m x 2.03m) max with window to rear, tiled floor and walls and fitted with a vanity sink unit, wc, shower cubicle, heated towel rail and a large airing cupboard housing the boiler which serves both the house and annex.

OUTSIDE

To the front is a large driveway providing ample parking for several vehicles and giving access to the GARAGE 19' 9" x 16' 8" (6.02m x 5.08m) with two up and over doors, power and light, including 20 amp feed, partially boarded loft. A secondary door leads to the WORKSHOP 19' 9" x 7' 5" (6.02m x 2.26m) with tiled floor, power, light, window to rear, door to garden. Access is given to both sides of the property to the rear park-like garden which offers two areas that are established and beautifully maintained. There is a large SUMMER HOUSE measuring 20' 9" x 10' 9" (6.32m x 3.28m) with dual aspect, double doors out to the garden, power and light and a BARN (offering potential) - divided into two rooms - Room 1 29' 9" x 13' 3" (9.07m x 4.04m) with power and light, Room 2 119' 3" x 20' 9" (36.35m x 6.32m) max with windows and double doors out to the garden, power and light and up and over garage door. At the end of the formal gardens is a small paved patio with double electric socket and an opening leading to the 3 acre paddock which is hedge enclosed. The whole gives a good degree of privacy.



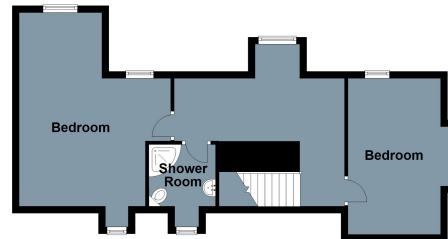
Ground Floor

Approx. 227.9 sq. metres (2452.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



Total area: approx. 282.9 sq. metres (3045.3 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	79
		EU Directive 2002/91/EC	

