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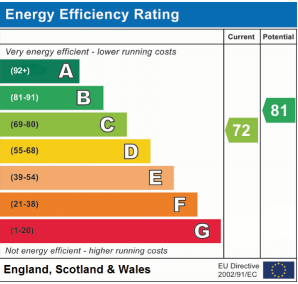
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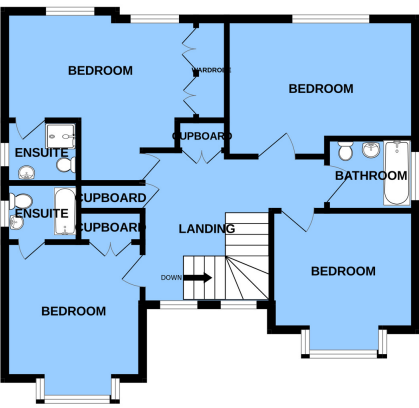
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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5 Orchard Way, Sedlescombe, East Sussex TN33 0RD oieo £600,000 freehold

Occupying a desirable cul-de-sac close to the favoured village is this spacious detached four bedroom home which is well maintained but requires general modernisation with flexible accommodation laid out over two floors with off road parking, a double garage and enclosed garden.

Large Detached House      3 Reception Rooms      4 Bedrooms      2 En-Suites  
Double Garage and Parking      Popular Cul-de-Sac      Favoured Village Location

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## Description

Situated in a popular cul-de-sac, just a short walk from the primary school and village green, this modern detached four bedroom family home presents attractive brick and tile hung elevations below a tiled roof with gas central heating and double glazing throughout. The property enjoys spacious rooms arranged around an impressive reception hall, with galleried landing above, that provides access to three reception rooms. The living room has an open fire and opens into the conservatory, and the kitchen has a separate breakfast room. To the first floor are four bedrooms, two with en-suites, the main being of excellent proportion with views over the garden, and a family bathroom. The property enjoys oak flooring through much of the ground floor and whilst well maintained, does require general modernisation. Outside there is off road parking, a large double garage and to the rear an enclosed garden offering a good deal of privacy. Viewing is highly recommended.

## Directions

From the centre of Sedlescombe turn right after the Green into Brede Lane and after a short distance turn left into Park Shaw and then right into Orchard Way. Proceed up and the property will be found towards the end of the cul-de-sac on the left hand side. What3Words:///tensions.sharpened.park

## THE ACCOMMODATION

with approximate room dimensions is approached via a panelled and glazed door to

## RECEPTION HALL

12' 4" x 9' 8" (3.76m x 2.95m) including staircase to galleried landing above, large understairs cupboard with shelving, oak flooring and double doors leading to

## DINING ROOM

13' 0" x 11' 0" (3.96m x 3.35m) with large window taking in views of the garden, oak flooring.



## KITCHEN/BREAKFAST ROOM

The kitchen area measures 28' 9" x 11' 10" (8.76m x 3.61m) narrowing to 10' 7" incorporating a separate utility area with tiled and oak flooring throughout. The kitchen is fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with integrated appliances and a large area of working surface incorporating a 1 1/2 bowl enamel sink with mixer tap and drainer. There is an extractor above the cooker space. The utility area measures 5' 9" x 5' 2" (1.75m x 1.57m) with a glazed door to outside, tiled flooring and fitted with a further range of base and wall mounted units with a stainless steel sink and wall mounted gas fired boiler. The breakfast area measures 11' 1" x 10' 8" (3.38m x 3.25m) with double doors opening onto the patio and garden.

## LIVING ROOM

21' 2" x 12' 10" (6.45m x 3.91m) with windows to side, oak flooring and central fireplace with decorative mantel and marble insert. Double doors opening to

## CONSERVATORY

12' 10" x 10' 9" (3.91m x 3.28m) of double glazed construction with oak flooring and double doors to the patio and garden.



## CLOAKROOM

7' 2" x 3' 6" (2.18m x 1.07m) with obscured window to side, tiled flooring and fitted with a white low level wc and vanity sink unit.

## STUDY

12' 1" x 7' 4" (3.68m x 2.24m) plus box bay window to front.

## FIRST FLOOR LANDING

with windows to front, loft access and large cupboard with hanging and shelving and separate airing cupboard with slatted shelves.

## MASTER BEDROOM

20' 9" x 13' 0" (6.32m x 3.96m) widening to 18', an impressive room with two windows facing the garden, fitted wardrobes with hanging and shelving and door to



## EN-SUITE

8' 2" x 4' 9" (2.49m x 1.45m) with obscured window to side, tiled floor and walls and fitted with a large tile enclosed shower with glazed cubicle, low level wc, pedestal wash hand basin.

## BEDROOM 2

14' 0" x 10' 0" (4.27m x 3.05m) with box bay window to front, double wardrobe, door to

## EN-SUITE

7' 4" x 3' 9" (2.24m x 1.14m) with obscured window to side, tiled floor and walls and fitted with a large shower enclosure with glazed screen, low level wc and wash hand basin.

## BEDROOM 3

12' 1" x 8' 10" (3.68m x 2.69m) plus box bay window to front.

## BEDROOM 4

12' 1" x 10' 3" (3.68m x 3.12m) with window to rear.

## FAMILY BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m) with obscured window to side, tiled floor and walls and fitted with a white panelled bath with telephone style taps, pedestal wash hand basin, low level wc.

## GARAGE

18' 9" x 18' 4" (5.71m x 5.59m) of brick construction below a tiled roof, with power and light and two up and over doors, one electric.

## OUTSIDE

To the front is an area of parking giving access to the garage with a planted garden and a pathway leading to the front door. To the rear is a paved patio that opens out onto the garden that is predominantly fence enclosed with an area of lawn, including an attractive central magnolia with planted border and a timber shed.

## COUNCIL TAX

Rother District Council  
Band G - £4,264.46



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.