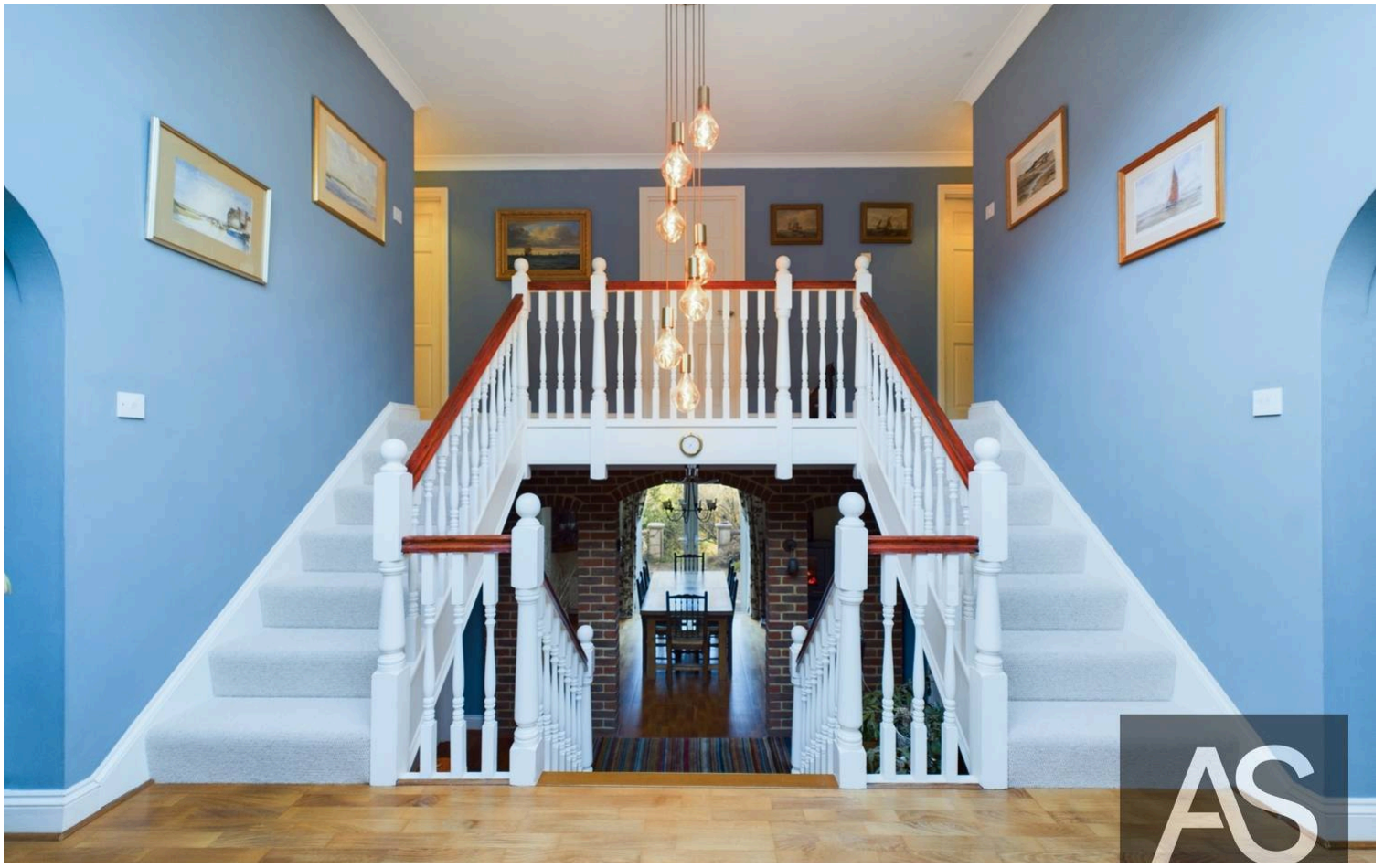






Hedgeley House Sandrock Hill, Crowhurst

£675,000 Freehold

Work from home without compromise – a separate insulated office with power in the garden, plus a dual-aspect office and a study inside. Stunning countryside views from the house, terrace and garden, a double garage and parking for four. The vendor has found their onward purchase.

ASHTON STRIPP

01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH



Entrance Hall:

Enter through double doors into a striking hallway with a double-sided staircase to the upper floor and a staircase to the lower floor. The wooden flooring complements the row of roof lights with electric blinds, creating a bright, inviting space.

Ground Floor:

Living Room: A charming space with a fireplace featuring a cream mantle and white hearth, fitted bookcase (negotiable), and two sets of doors leading to the terrace. Dining Area: Open-plan with brick accents, a log burner, wooden flooring, and terrace access. Kitchen: A well-designed space with a central wooden island, integrated appliances (oven, hob, dishwasher), ample storage, and double-glazed windows with garden views. Adjacent is a pantry with additional storage, sink, boiler, and space for white goods.

Study/Bedroom 5: A cozy room with a log burner, double-glazed window, and adjacent storage cupboard, offering potential for conversion to a bedroom with ensuite. Office/bedroom 4: Light-filled, benefiting from double-aspect windows. Cloakroom: Fully tiled, featuring a WC, sink, and tiled flooring. Second Cloakroom: Fully tiled with a WC and sink.

Upper Floor:

Main Bedroom: A spacious 188 sq ft room with a walk-in wardrobe and a luxurious ensuite featuring a marble-patterned shower cubicle, oak countertop with sink, tiled floor, towel radiator, and large window. Bedroom 2: A 187 sq ft double bedroom with breathtaking views of wetlands and rolling hills. Bedroom 3: A 148 sq ft double room overlooking the terrace and gardens. Family Bathroom: Fully tiled, featuring a walk-in shower, bath, sink, WC, radiator, and large frosted window.

Outdoor Features:

The garden is thoughtfully designed with three layers: Terrace: Extending the length of the house, perfect for outdoor dining. Raised Bed: Victorian steps lead to this level, featuring curved brickwork, two seating areas, and a treeline for privacy. Lawn Area: Expansive and offering uninterrupted countryside views.

The property also boasts an EV charging point and a separate workshop/office, ideal for remote work or hobbies.

Location:

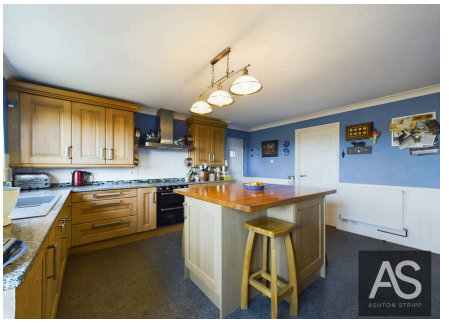
Set in the desirable village of Crowhurst, this home enjoys a semi-rural setting with a train station offering direct London links, a primary school, a popular pub, and beautiful local walks. It is conveniently close to both Battle and Hastings.

Council Tax band: G





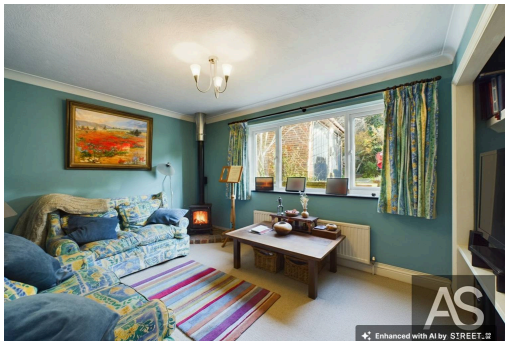
- Four/five-bedroom detached home on Sandrock Hill, Crowhurst
- Countryside views over wetlands and rolling hills
- Study/fifth bedroom with log burner, plus separate office
- Kitchen with central island, integrated appliances and pantry
- Living room and dining area, both opening onto the terrace
- Main bedroom with walk-in wardrobe and en suite
- Three-tier garden on a plot of about 0.38 acres
- Walk to Crowhurst station, with direct trains to London, primary school, pub, and scenic walks.
- Double garage, driveway for four cars and EV charger
- Insulated workshop/office with power







Crowhurst is a popular East Sussex village surrounded by countryside, with a primary school, village amenities and railway station. Battle, Hastings and Bexhill are all within easy reach for a wider choice of shops, schools and services.









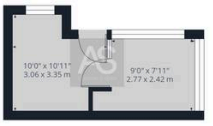
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area(1)
2646.1 ft²
245.83 m²

Reduced headroom
7.78 ft²
0.72 m²

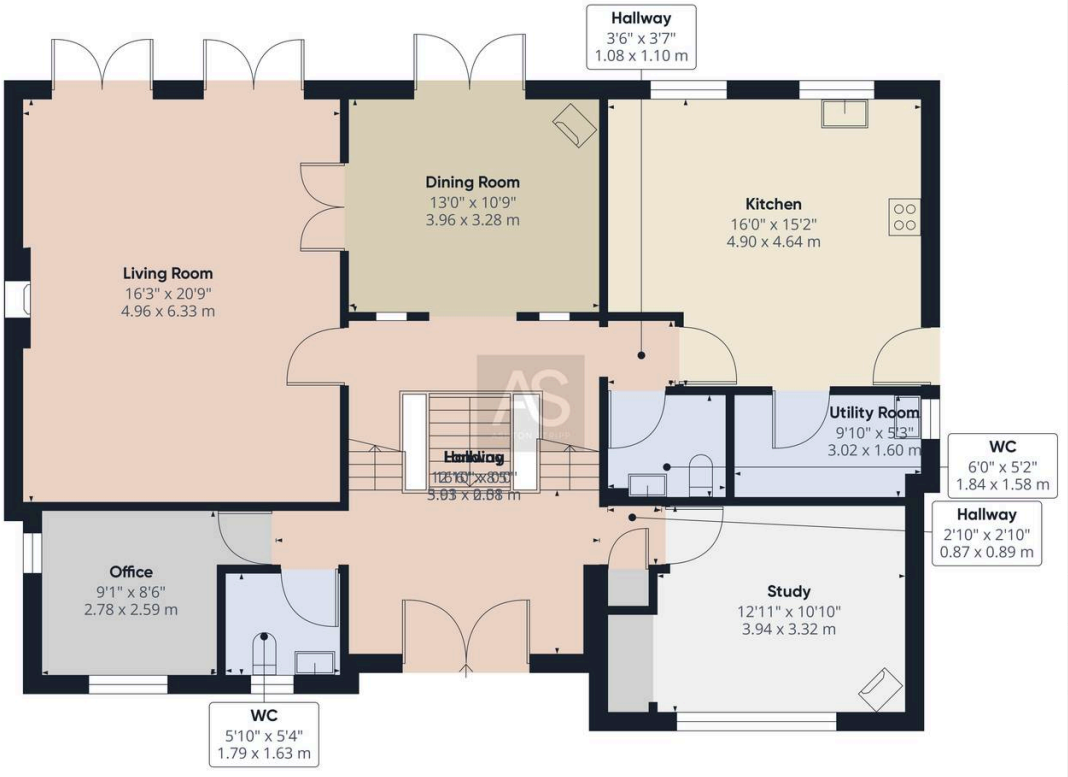
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 1

Approximate total area(1)
1313.63 ft²
122.04 m²

Reduced headroom
7.76 ft²
0.72 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360