

**RUSH
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**The Coach House, Harts Green, Sedlescombe, East Sussex TN33 0RS
£1,100,000 Freehold**

An attractive and spacious four bedroom detached converted period cart barn and apple store occupying a picturesque and semi-rural position outside Sedlescombe Village set within 3.55 acres of paddock. The property enjoys a generous living space extending to over 2,900 sq ft comprising an incredibly light reception hall with double height windows, sliding doors to the rear garden and solid oak staircase, useful boot room, wc and ground floor study, stunning farmhouse style kitchen/dining room with flagstone flooring and frontal views over open countryside, utility room with stable door to the side gardens, ground floor guest bedroom with en-suite shower room and impressive double aspect main sitting room with vaulted ceiling, attractive exposed brick inglenook fireplace and oak staircase leading to a library and home office space. To the first floor a bright reception landing serves three principal bedrooms comprising a generous master bedroom with frontal views and generous en-suite bathroom with walk-in shower, spacious second bedroom with further mezzanine level, optional fourth single bedroom and well appointed main bathroom suite. Externally the property enjoys both a partially walled rear garden with paved terrace, further lawned garden with enclosed hen run and stunning frontal views, gated access to paddocks, converted double garage used as a home gym and ample off road parking. Sedlescombe Village is under a mile away with a local store and post office, and well regarded 14th Century pub. The property is just 4.2 miles from Battle mainline station offering a regular service to London Charing Cross and London Cannon Street.



Entrance Porch

Hardwood glazed front door with matching side light windows, double height vaulted ceiling, glazed windows to front.

Large Reception Hallway

Solid oak staircase with glass balustrade extending to first floor accommodation, ceramic tiled flooring, double radiator and underfloor heating, sliding doors leading onto the rear courtyard.

Boot Room

7'3 x 5'1 (2.21m x 1.55m)
Ceramic tiled flooring, window to side, radiator, fitted shelving.

Downstairs Reception Space

11'4 x 7'4 (3.45m x 2.24m)
Ceramic tiled flooring, window to side, radiator below.

Kitchen/Dining Room

18'8 x 12'8 (5.69m x 3.86m)
Two windows to the side elevation overlooking the side lawn and open views to neighbouring agricultural land and two further windows to the front aspect, exposed brickwork, beautiful flagstone flooring, space for dining table and chairs. Farmhouse style kitchen with painted shaker style doors beneath marble countertops, matching upstands and cills, butler sink with swan neck Quooker tap, undercounter space for dishwasher, heated towel radiator, Bora induction with integrated extractor, coloured glass splashback, integrated Miele oven and microwave oven, under counter space for fridge and fridge/freezer, double radiator, further fitted full height unit with warming drawer and display cabinets.

Laundry Room

10'4 x 7'5 (3.15m x 2.26m)
Flagstone flooring, part glazed external stable door to the side, fitted tower units with space for washing machine and tumble dryer, inset basin, floor mounted Grant oil fired boiler.

Inner Hallway

Leading from the reception hallway with a vaulted ceiling, built-in storage cupboards hanging rail, shelving and lighting, three hardwood double glazed windows overlooking the courtyard style garden to the rear.

Bedroom One

11' x 11' (3.35m x 3.35m)
Window with rural aspect views over towards the side,

white wash wood effect ceramic tiled flooring, window to the side aspect, double radiator, two built-in cupboards, internal door to:

En-Suite Shower Room

8'2 x 6' (2.49m x 1.83m)
Window to side with rural aspect views, travertine underfloor heating, heated towel radiator, vanity unit with countertop basin and cupboards below, wall mounted mirror, concealed push flush wc, large walk-in shower enclosure with travertine tiling, concealed mixer, large rainfall head and shower niche.

Downstairs WC

6' x 4'3 (1.83m x 1.30m)
Ceramic tiled flooring, back to wall Villeroy and Boch wc, with push flush built-in shelving, extractor, vanity unit with basin and cupboards below, radiator.

Sitting Room

22'6 x 17'9 (6.86m x 5.41m)
Two sets of French doors to the side with matching side light windows, beautiful travatine flooring with underfloor heating, beautiful vaulted ceiling with large exposed brick and stone fireplace with oak bressumer, fitted Woodwarm Jalock woodburning stove, over a flagstone hearth, further window and French doors to the side elevations enjoying beautiful views to the side. Solid oak staircase with glass balustrade extending to:

First Floor

Mezzanine Library/Office

11'4 x 6'8 (3.45m x 2.03m)
Carpeted flooring, fitted oak bookcases and shelving, galleried aspect to living room below, ceiling downlights.

First Floor

Reception Landing

18'6 x 11'2 (5.64m x 3.40m)
Solid oak flooring, double height windows to the front aspect which overlooks the land with a southerly aspect, vaulted ceiling with exposed joinery, balcony with French doors with full height side light windows.

Bedroom Three

18'2 x 7'6 (5.54m x 2.29m)
Wood effect ceramic tiled flooring, window to front and to side aspects, double radiator, staircase extending to:- a mezzanine with Velux window to front

Mezzanine

Velux window to front, painted exposed brickwork and an internal window overlooking the reception landing.

Bedroom Four

9' x 7'5 (2.74m x 2.26m)
Window to front aspect, radiator.

Bathroom

7' x 5'4 (2.13m x 1.63m)
Velux window, vaulted ceiling, wood effect ceramic tiled flooring, chrome heated towel radiator, metro wall tiling, push flush wc, freestanding vanity with basin and cupboards below, pea shaped shower/bath suite with shower screen.

Master Bedroom

18'2 x 10'6 (5.54m x 3.20m)
Window to the front aspect and further window to side with beautiful views overlooking the side lawns across the lane and open countryside, vaulted ceiling, door to boarded eaves space , exposed joinery, wood effect ceramic tiled flooring. Open access to:

En-Suite

16'2 x 13'1 narrowing to 11'2 (4.93m x 3.99m narrowing to 3.40m)
Two Velux windows to the side aspect, vaulted ceiling with painted exposed joinery, wood effect ceramic tiled flooring, concealed back to wall wc, twin vanity with marble countertop and closed drawers below, wall mounted mirror, tiled splashbacks, shaver point, double ended freestanding bath suite with freestanding mixer tap, steps extending into a Walk-In Room with beautiful views over open countryside, wood effect ceramic tiled flooring, heated towel radiator, eaves storage cupboard, contemporary Hansgrohe shower mixer with large rainfall head, digital rinser, shower niche and under floor heating.

Outside

Front of Property

Private driveway, double timber five bar gates leading to an extensive tarmac driveway which extends to a parking bay for several vehicles, outbuilding which is currently used as a gym (the neighbouring property has access over the driveway via a five bar gate). From the parking bay there is a high level gate leading into the courtyard garden to the back, steps extending to the paddocks. Front garden with a variety of planted flowering shrubs, pedestrian gate leading to a side lawn, private drainage system, beautiful views onto open countryside, enclosed hen run.

Gardens

Part walled courtyard garden to rear providing a private seating area, steps extending to the paddocks to front, pedestrian gate to side leading to side lawns with rural views and enclosed hen run.

Gym (Garage)

17'1 x 16'9 (5.21m x 5.11m)
Twin doors through the front, one being a sliding door, the other being a French opening, vaulted ceiling with access panel to the eaves space, power supply.

Services

Oil heating.
Domestic/Small Sewage Treatment Plant (Sole Use)

Agents Note

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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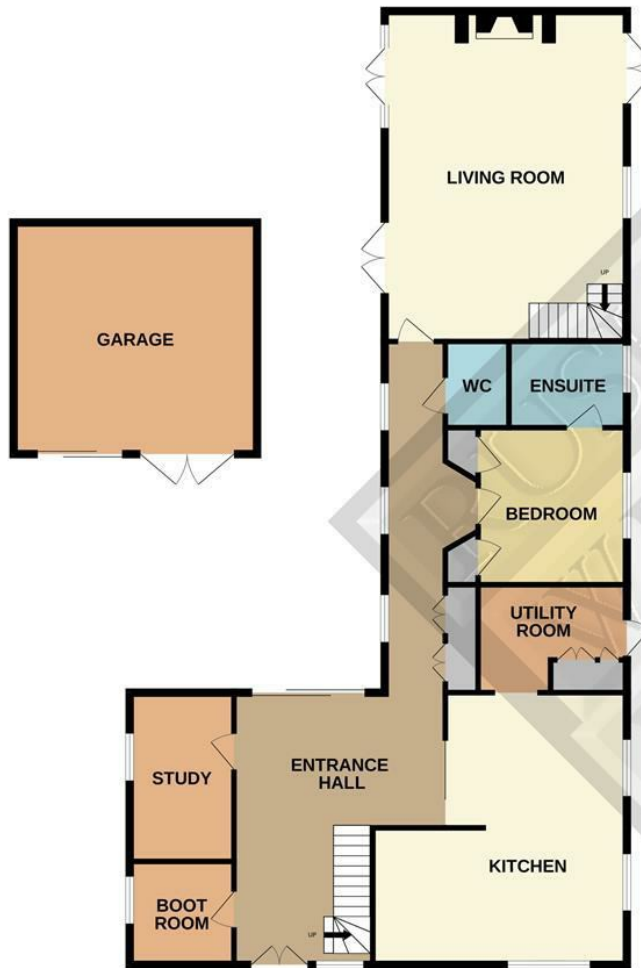
4. VAT: The VAT position relating to the property may change without notice.

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GROUND FLOOR
1744 sq.ft. (162.0 sq.m.) approx.



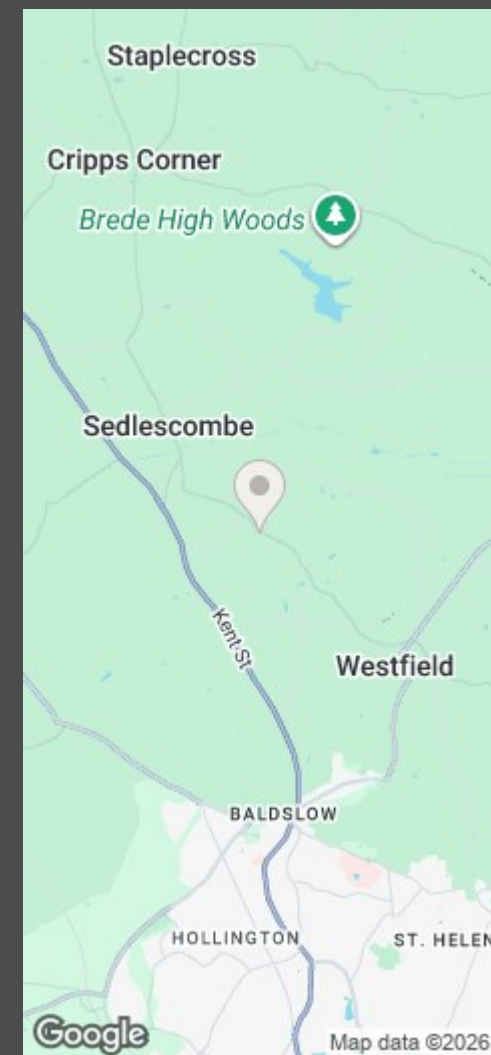
TOTAL FLOOR AREA : 2919 sq.ft. (271.1 sq.m.) approx.

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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1ST FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



BEDROOM MEZZANINE LEVEL
140 sq.ft. (13.0 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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