



Moloney
COUNTRY PROPERTY



SYLVIAN SEDLESCOMBE

SYLVIAN, BLACKBROOKS, SEDLESCOMBE, EAST SUSSEX TN33 0JR

SITTING CENTRALLY IN 6 ACRES OF GARDENS AND PADDOCKS, A SUBSTANTIAL, DETACHED 8 BED COUNTRY RESIDENCE, OFFERING WELL PROPORTIONED, VERSATILE, ACCOMMODATION CURRENTLY INCLUDING A 4 BED LINKED COTTAGE. THE MAIN HOUSE ENJOYS 3 RECEPTION ROOMS, INCLUDING A SITTING/DINING ROOM WITH INGLENOOK FIREPLACE AND DRAWING ROOM WITH TRIPLE BI-FOLD DOORS OUT TO THE GARDEN. THE VAULTED MASTER BEDROOM HAS A FEATURE GLAZED WALL WITH DOORS OUT TO A BALCONY, ENJOYING VIEWS OVER THE ADJOINING LAND, AND A STYLISH EN-SUITE, ALONG WITH 3 FURTHER BEDROOMS, 2 EN-SUITE AND A FAMILY BATHROOM.

THE LINKED COTTAGE ACCOMMODATION INCLUDES 4 BEDROOMS, OVER 2 FLOORS, SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM AND SHOWER ROOM. OUTSIDE THERE ARE MATURE GARDENS WITH LARGE PAVED AND DECKED TERRACES, A STABLE YARD, SEVERAL USEFUL OUTBUILDINGS AND FENCED PADDOCKS ALONG WITH AN ATTACHED DOUBLE GARAGE, AMPLE PARKING, HOME OFFICE AND WORKSHOP/STORE. CLAVERHAM SCHOOL CATCHMENT AREA. GFCH.

LOCALITY: The village is well served by a village store and post office and large garden centre. There is also a public house and Brickwall country house hotel located on the picturesque village green. Battle Station is some 10 minutes drive away with trains to London and connections to Europe via St Pancras and Eurostar services.

The Motorway network can be accessed at Junction 8 or 9 (M20) or to the north via the A21 at M25 Junction 5 north of Sevenoaks.

The area is renowned for the quality, choice and commitment to excellence of its educational system both the public and private sector. Noteworthy schools in the area include Vinehall, Claremont, St Ronans, Marlborough House, Buckswood and Benenden in the private sector. Sedlescombe village primary school is located in Brede Lane while Broad Oak, Staplecross, Battle and St Leonards offer further schools in both primary and secondary age groups.

ACCOMMODATION LIST: ENTRANCE HALL, BEDROOM, LARGE L-SHAPED DRAWING ROOM, SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, SIDE LOBBY, ATTACHED DOUBLE GARAGE, HOME OFFICE & WORKSHOP/STORE. SPLIT LEVEL LANDING, BEDROOM WITH EN-SUITE SHOWER ROOM, UPPER LANDING, INNER HALL, MASTER BEDROOM WITH FEATURE GLAZED WALL, BALCONY & EN-SUITE BATHROOM, DOUBLE BEDROOM, BATH AND SHOWER ROOM, BEDROOM WITH DRESSING AREA & EN-SUITE BATH/SHOWER ROOM.



ANNEXE COMPRISING: SITTING/DINING ROOM, INNER HALL, KITCHEN, 2 GROUND FLOOR BEDROOMS, SHOWER ROOM, FIRST FLOOR LANDING, 2 FIRST FLOOR BEDROOMS. EXTENSIVE DRIVEWAY, AMPLE PARKING, STABLE YARD - COMPRISING 2 STABLES & FEED/HAYSTORE. FURTHER TIMBER OUTBUILDINGS. GARDENS & PADDOCKS MEASURING 6 ACRES (TBV). GFCH.

Covered entrance porch with wooden glazed front door with panels to both sides to:

ENTRANCE HALL: Window to the front. Wooden floor. Coved ceiling. Large storage cupboard. Wall light points. Door to the annexe. Stairs to upper hall with turned staircase to the first floor. Door to:

RECEPTION THREE: Double glazed window with door alongside leading out to the rear terrace. Coved ceiling. Stairs to drawing room.

DRAWING ROOM: Large l-shaped room with triple bi-fold doors leading out to the side and double doors leading out to the rear. Coved ceiling. TV point. Double doors to:



SITTING/DINING ROOM: Two windows to the rear, doors leading out to the side paved terrace. Large exposed brick fireplace, inset with basket for open fire with canopy, bressummer beam and brick hearth, built in cupboard to the side. Wall light points, coved ceiling. Dining area with wooden floor opening to the kitchen.

KITCHEN/BREAKFAST ROOM: Window to the front. Fitted with a comprehensive range of cream base and wall units with square edge laminate worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Range style cooker with Rangemaster canopy extractor over. Bosch integrated dishwasher, space for washing machine. Tiled splashbacks, tiled floor. Space for American side by side fridge/freezer with cupboards to either side. Space for breakfast table. Door to lobby with door to the side and access to the garage.

From the upper hall, stairs to:

HALF LANDING: Window to side. Door to:



BEDROOM: Double aspect room with windows to the front and rear. Wardrobe cupboard with hanging rails. wood laminate floor. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin and tiled shower cubicle with bi folding glass door. Tiled floor, extractor.

UPPER LANDING: Velux window to the front. Loft hatch. Wall light points. Door to:

INNER LANDING: Matching doors to all rooms. Wooden floor. Storage cupboard.

BEDROOM: Feature glazed wall enjoying views over the garden and land beyond, double doors leading out to balcony enjoying views, window to side. Wooden floor. Wardrobe cupboard. Door to:

EN-SUITE BATH & SHOWER ROOM: Windows to the rear & side. Fitted with white suite comprising WC, bidet, pedestal hand basin, freestanding claw foot bath and a fully tiled corner shower cubicle. Tiled floor. Ladder style heated towel rail, extractor, shaver point.

BEDROOM: Window to the rear. Fitted with range of wardrobe cupboards, shelved alcove.

BATH AND SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin with tiled splashback & shower bath with glass screen to side. Ladder style heated towel rail. Tiled floor.

From the landing door to:

BEDROOM: Two windows to the rear, window to side. Dressing area fitted with range of wardrobe cupboards. Door to:

EN-SUITE BATH AND SHOWER ROOM: Double aspect with window to front and obscured glazed window to side. Step up to jacuzzi bath set into tiled surround. Fitted with white WC, pedestal hand basin, bidet and shower cubicle. Tiled floor. White ladder style towel rail.





From the entrance hall, door to Annexe:

SITTING/DINING ROOM: Double aspect room with windows to front and side. Stairs with wooden balustrading to the first floor. Door to bedroom, door to:

INNER HALL: Doors to bedroom, bathroom and to:

KITCHEN/BREAKFAST ROOM: Doors leading out to the rear garden. Fitted with range of cream base and wall units with roll edged laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Tiled splashbacks. Space for cooker, plumbing for washing machine. Wood laminate floor. Cupboard housing 2 Gloworm gas fired boilers. Space for small table.

BEDROOM: Double aspect with windows to rear & side, door leading out to the side paved terrace. Coved ceiling.

SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin and fully tiled shower with glass surround. White ladder style heated towel rail. Tiled floor. Glass tiled panel through to the kitchen.

BEDROOM: Double aspect with windows to front & side, door leading out to the side paved terrace. Coved ceiling.

FIRST FLOOR LANDING: Velux window to side. Airing cupboard.

BEDROOM: Window enjoying views, Velux window. Eaves storage.

BEDROOM: Window to the front, Velux window. Eaves storage.

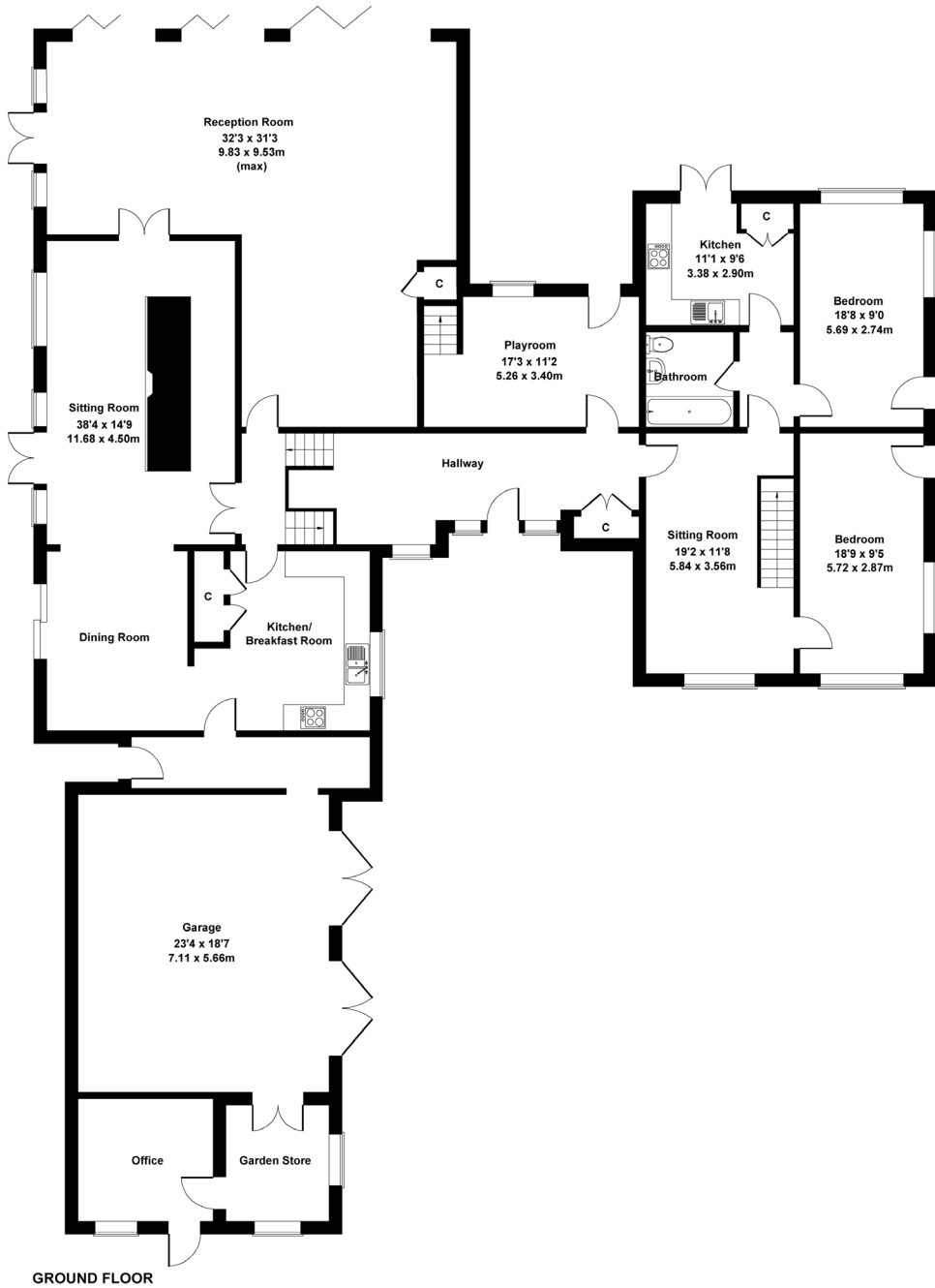


OUTSIDE: The property is approached over a private lane with extensive driveway giving access to large parking and turning area and the attached double garage with twin door to the front, light and power connected and with ample storage. At the end of the garage is the Home Office with door onto the drive and Workshop/Store. The house sits centrally in its gardens and land, believed to measure 6 acres (TBV) in total. The gardens are mainly laid to lawn with extensive paved and decked terraces and mature trees and shrubs. A paved pathway leads to stable yard with two stables and hay/feed store alongside along with several other timber outbuildings.



Sylvian

Approximate Gross Internal Area
5316 sq ft - 494 sq m



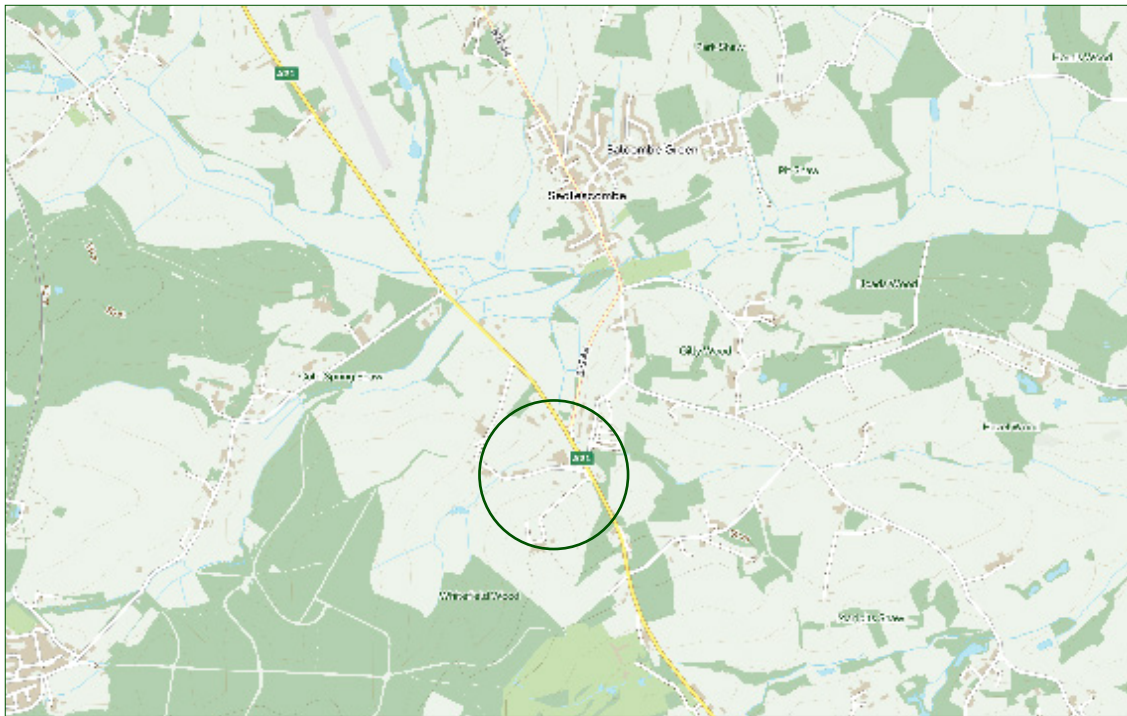
GROUND FLOOR



FIRST FLOOR

COTTAGE FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR AREA: 494m² (5,316 ft²) Approx.

SERVICES: Mains electricity, gas and water are connected. Private drainage.

EPC Rating: 'D'

COUNCIL TAX BAND: 'G'

LOCAL AUTHORITY: Rother District Council

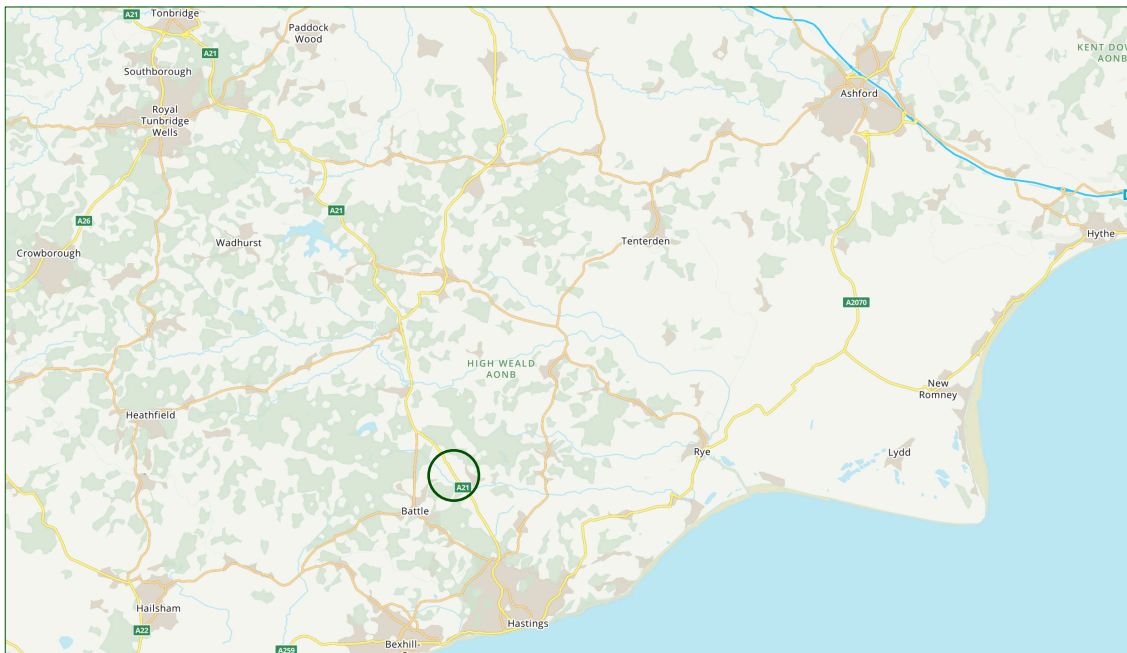
TENURE: Freehold

TRANSPORT LINKS: Commuters are served by the railway stations at Battle & Robertsbridge which provide regular services to London/Charing Cross and Cannon Street,

The Motorway network, Junction 5 (M25) near Sevenoaks via the A21. Euro-tunnel provide excellent links to Europe.

DIRECTIONS: Travelling south on the A21 towards Hastings, turn right just past Blackbrooks garden centre into the private road. Follow the road around to the right, the entrance will be found on the left after a short distance.

What3Words (Location): ///victory.scribble.shampoos



VIEWING: All viewings by appointment throughour offices. A member of the team will conduct all viewings, whether or not the vendors are in residence.

IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property, whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

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