

Hedgeley House Sandrock Hill, Crowhurst

£750,000 Freehold

This impressive property offers versatile living spaces, a spacious driveway, a double garage, and a fully insulated workshop/office outbuilding with power and stunning countryside views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



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This impressive property in the sought-after village of Crowhurst offers extensive, versatile living spaces, a large driveway, double garage, EV charging point, and a fully insulated workshop/office with power—perfect for home working or creative projects—with beautiful countryside views.

You are welcomed through double doors into a striking entrance hall, where a double-sided staircase rises to the first floor and another leads down to the lower level. Wooden flooring and a row of roof lights with electric blinds fill the space with warmth and natural light. The ground floor offers excellent flexibility, including a cosy study/bedroom 5 with a log burner, double-glazed window and adjacent storage—ideal for use as a guest room or for conversion to an ensuite bedroom. A bright office with dual-aspect windows provides an additional work-from-home space. The fully tiled cloakroom includes a WC and sink.

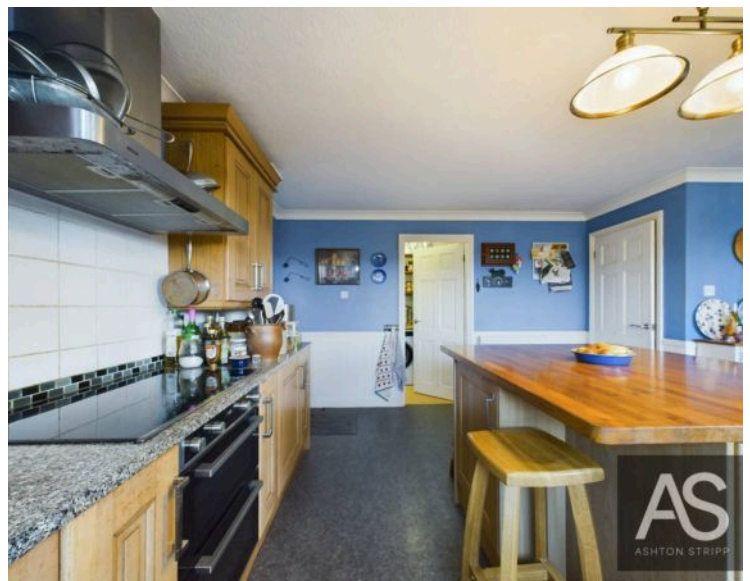
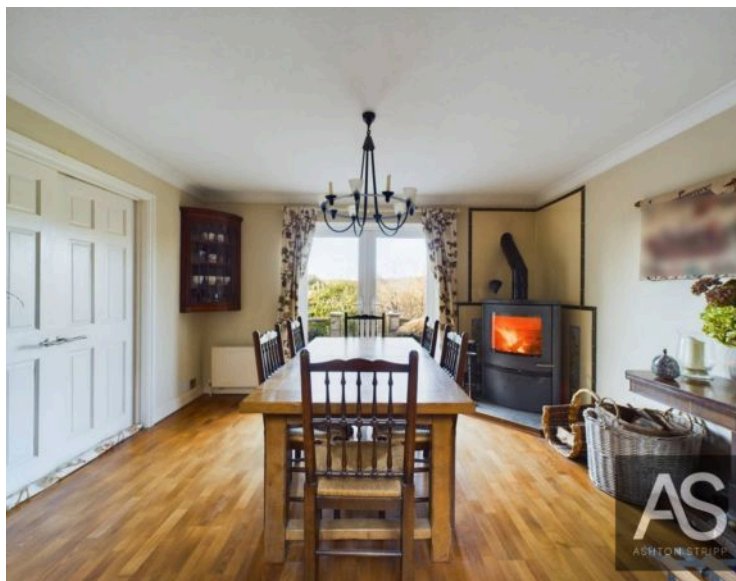
The living room is an inviting, characterful space with a cream fireplace and white hearth, fitted bookcase (negotiable), and two sets of doors opening onto the terrace. The open-plan dining area features attractive brickwork, a log burner and wooden flooring, leading seamlessly into the well-designed kitchen. The kitchen includes a central wooden island, integrated oven, hob and dishwasher, plus excellent storage and garden views. A walk-in pantry provides further storage, a sink, boiler housing and space for additional appliances. A second fully tiled cloakroom completes the ground floor.

Upstairs, the main bedroom is generous and light-filled, featuring a walk-in wardrobe and a beautifully finished ensuite with marble-patterned shower cubicle, oak countertop, towel radiator and large window. Bedroom 2 is another spacious double with breathtaking views across wetlands and rolling hills, while Bedroom 3 overlooks the terrace and gardens. The fully tiled family bathroom includes a walk-in shower, bath, WC, sink and a large frosted window.

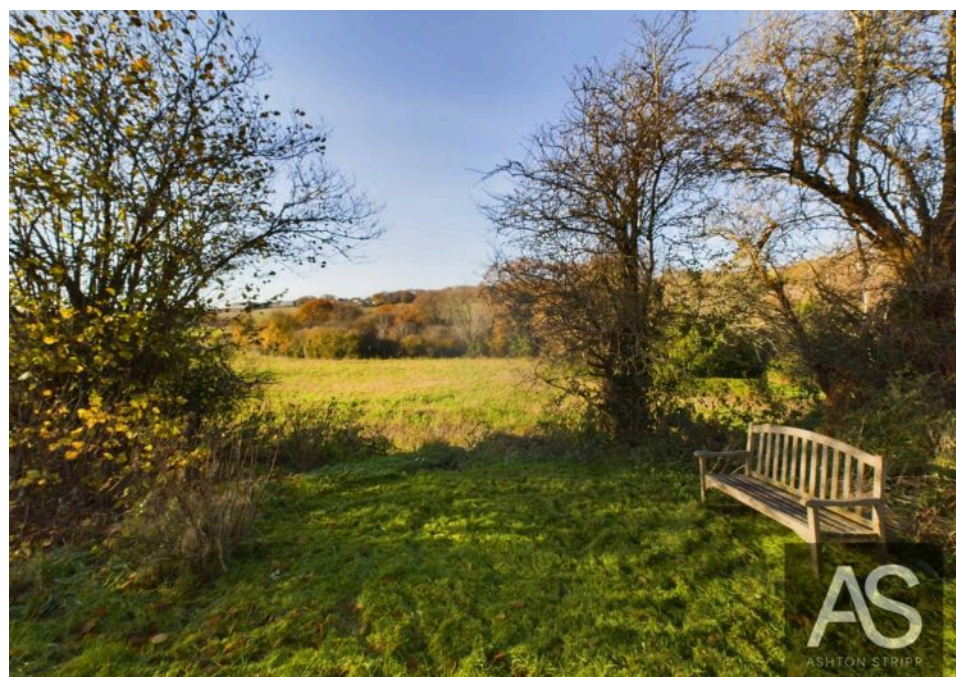
The gardens are thoughtfully arranged across three attractive levels. A long terrace spans the rear of the house, ideal for outdoor dining and entertaining. Victorian steps lead to a charming raised area with curved brickwork, two seating zones and mature treeline for privacy. Beyond this lies a wide lawn offering stunning, uninterrupted views of the surrounding countryside.

Crowhurst is a highly desirable semi-rural village with a train station offering direct links to London, a popular primary school, friendly local pub and excellent walking routes. Conveniently positioned between Battle and Hastings, it provides both tranquillity and easy access to nearby towns and amenities.

Council Tax Band: G.



- Versatile Living Spaces: Four/five-bedroom home with flexible room arrangements to suit family needs.
- Grand Entrance Hall: Double doors, wooden flooring, roof lights with electric blinds, and a double-sided staircase.
- Well-Equipped Kitchen: Central island, integrated appliances, pantry, and stunning garden views.
- Spacious Living Room: Fireplace, fitted bookcase, and two sets of doors leading to a terrace.
- Generous Bedrooms: Includes a 188 sq ft main bedroom with ensuite and walk-in wardrobe, plus two large doubles with breathtaking countryside.
- Extensive Garden: Three-tiered design with terrace, raised bed seating areas, and a large lawn with panoramic views.
- Desirable Location: Situated in Crowhurst village with a train station to London, primary school, pub, and scenic walks.
- Outbuildings: Double garage, EV charging point, and a fully insulated.





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