



Hedgeley House Sandrock Hill, Crowhurst

£725,000 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.



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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: 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: Light-filled, benefiting from double-aspect windows.

Cloakroom: Fully tiled, featuring a WC, sink, and tiled flooring.

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.

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.

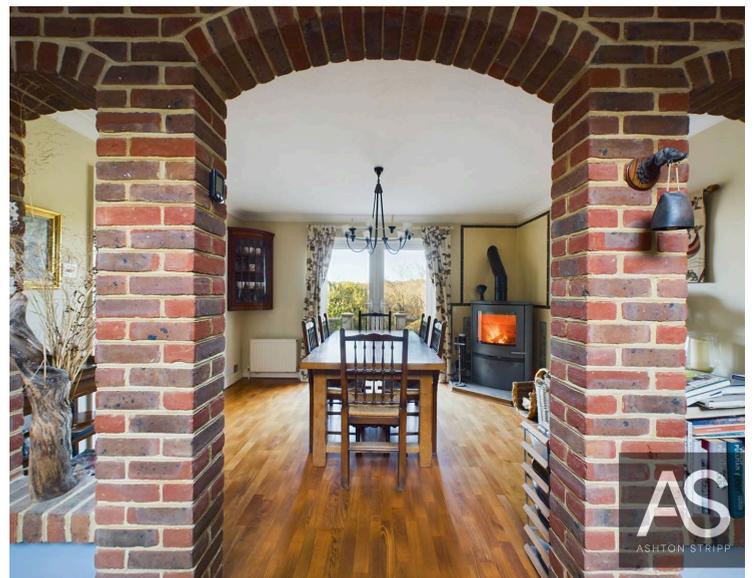
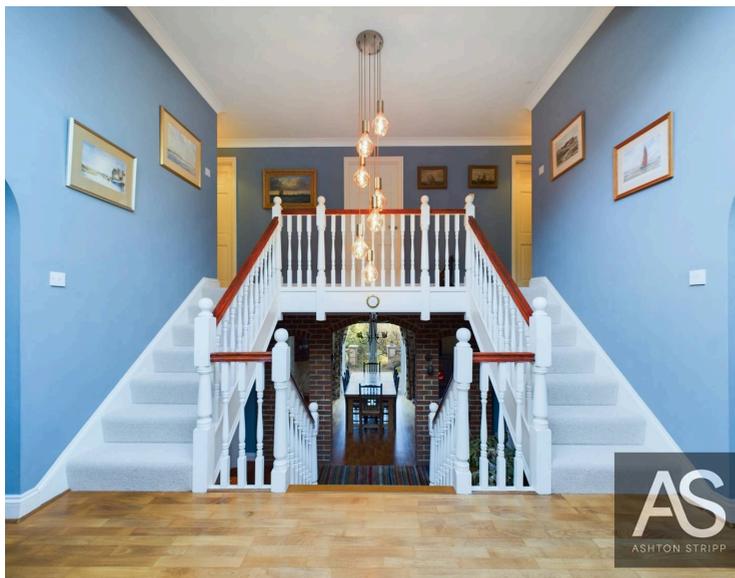
Bedroom 2: A 187 sq ft double bedroom with breathtaking views of wetlands and rolling hills.

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.



- **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
- **Additional Spaces:** Study/bedroom 5, office, and two tiled cloakrooms for convenience.
- **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



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.





Approximate total area⁽¹⁾
 2646.1 ft²
 245.83 m²

Reduced headroom
 7.78 ft²
 0.72 m²

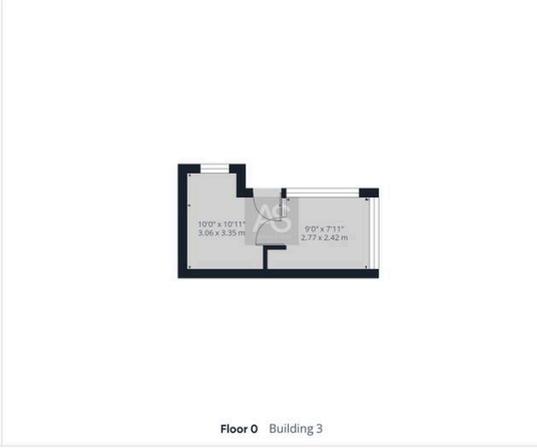
(1) Excluding balconies and terraces

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.

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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

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