

Homestall, The Street, Sedlescombe, Battle

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A most attractive Grade II listed family home, offering in excess of 4000 sq. ft of accommodation with outbuildings and fabulous gardens and grounds, situated in the picturesque village of Sedlescombe.

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### Situation

The property is situated in the heart of the picturesque village of Sedlescombe which has a lovely sense of community and is within the East Sussex countryside, which has been designated as an area of outstanding natural beauty. There is a classic village green and cricket club that provides everyday amenities, including a 15th-century pub, the Queen's Head Inn (now a gastropub), the Brickwall Hotel hotel, a general store/post office, and doctor's surgery.

Battle and Robertsbridge, each with mainline stations (London Bridge/ Cannon Street/ Charing Cross) are about 3.3 and 6 miles, respectively. The A21, which links to the M25, is about 2 miles. State and private schools nearby include Sedlescombe Primary School; Claverham Community College and Battle Abbey at Battle; Vinehall at Robertsbridge; Claremont at St Leonards on Sea and Bodiam; Marlborough House and St Ronan's at Hawkhurst; Benenden School in Cranbrook, and West Heath in Sevenoaks.

### Distances

Sedlescombe 0.1 of a mile, Battle 3.3 miles (London Bridge from 67 minutes)  
Robertsbridge 6 miles (London Bridge from 72 minutes), Hastings 6.3 miles  
London 67 miles (All times and distances are approximate).





## The Property

Homestall is a characterful, detached family home with parts dating back to the 1700s with later additions. The property is beautifully presented throughout, having been sympathetically renovated by the current and previous owners, offering a perfect blend of period charm with superb modern touches to provide generous and flexible accommodation.

The front door opens into a welcoming entrance hall with access to all the principal living areas with a convenient cloakroom located on the right-hand side. There is a delightful snug fitted with an electric SMEG fire feature with views overlooking the front; double doors lead through to the drawing room with exposed beams and a feature fireplace with a bressummer beam above. The double aspect dining room (which is accessible via the drawing room) has views to the outside with a feature fireplace. The open-plan kitchen and breakfast room is a fabulous space with bespoke hand crafted units, an Aga, and integrated AEG appliances. The breakfast room with a fitted breakfast bar with seating offers access to the terrace and garden via Arch top patio doors. There is also a convenient utility room with a useful dog bath tucked away just behind the kitchen and a study space with a feature gas fireplace.

On the first floor, there are four large bedrooms with a well-appointed family bathroom with a walk-in shower and bath. The principal suite enjoys an attractive outlook and is located across both the first and second floor; steps from the bedroom lead up to a stunning dressing room with fitted wardrobes and a stylish en suite with a roll-top bath. Also of note, there is a secondary bathroom with a shower.

From the central staircase, steps lead up to an additional bedroom on the second floor with a walk-in dressing room.































## Gardens and Grounds

The property is approached over a long private driveway leading to the double garage with a carport and gravelled parking area with space for multiple cars.

The gardens are a particular feature of the property and include formal gardens with a parterre and box hedging, espalier ornamental trees, various terrace areas with seating and a large extended garden mainly laid to lawn enclosed by mature trees and hedging. In all, the property extends to about 0.5 acres.

## Directions (TN33 0QD)

From Battle, head south-east towards Mount Street, and after 0.4 miles take the first exit at the roundabout onto Marley Lane. Continue on for 2 miles and then turn right onto the A21 and after a short distance turn left onto Tollgate Road (B2244). Continue on this road for 0.6 miles until it becomes Sedlescombe Street and then take second left (the road just after Gregory Walk) where the property will be found on the right. What3Words: //singles.guilty.downsize

## Property information

**Services** Mains water, electricity, and drainage. Gas-fired central heating.

**Local Authority** Rother District Council: Tel: 01424 787878

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP





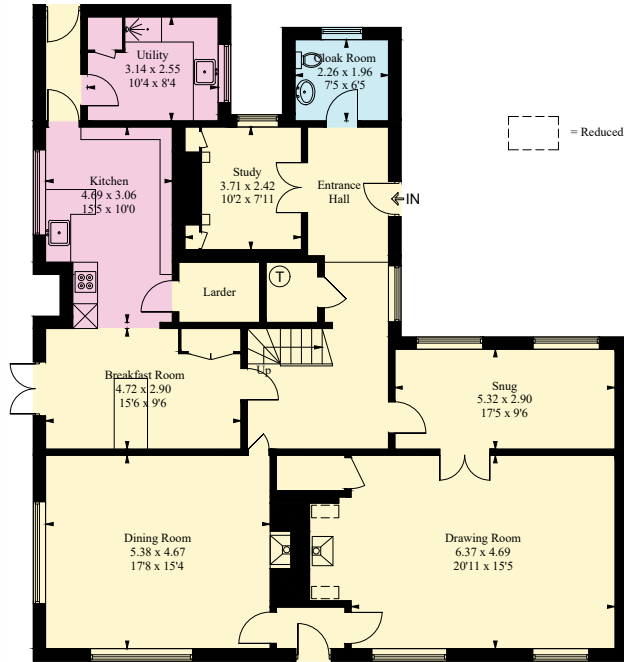
**Approximate Gross Internal Floor Area**

Main House = 331.6 sq m / 3,569 sq ft

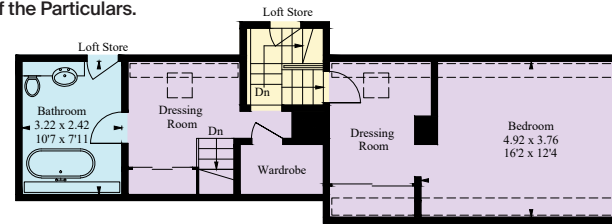
Garage = 42 sq m / 452 sq ft

Total Area = 373.6 sq m / 4,021 sq ft (Excluding Car Port)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

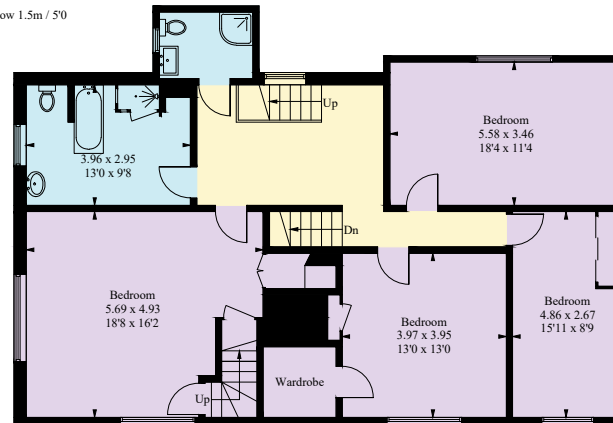


**Ground Floor**

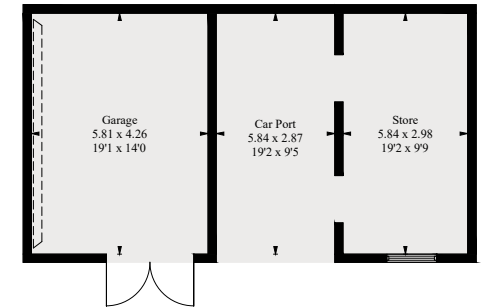


**Second Floor**

= Reduced headroom below 1.5m / 5'0"



**First Floor**



(Not Shown In Actual Location / Orientation)

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 Particulars dated [May 2024]. Photographs and videos dated [May 2024]

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