Wheel House

Cottage Lane, Sedlescombe, East Sussex, TN35 4RP

Batcheller Monkhouse

Our Corner of England

Wheel House

A handsome and intriguing Arts & Crafts style detached family house of 3,855 ft² benefiting from high ceilings, part of which is a separate annexe, and situated on a ridge overlooking the AONB of the Brede valley, in a country location with a detached studio/conservatory in the garden together with 0.48 of an acre.
NO ONWARD CHAIN

Ground Floor
- Entrance Hall
- Cloak/Shower Room
- Drawing Room
- Dining Room/Sun Room
- Study
- Kitchen/Breakfast Room
- Utility/Store Room

First Floor
- Landing
- Principal Bedroom with walk-in wardrobe area and Bathroom
- Three further Bedrooms, two with mezzanine space
- Second Bathroom

Annexe
- Sitting Room
- Kitchen
- Shower Room
- Above Bedroom 5

Outside
- Delightful Courtyard providing a wonderful entertaining area
- Detached Studio/ Conservatory
- Garden of about 0.48 of an acre

Description

A handsome and intriguing Arts & Crafts style detached house (3,855ft²), originally converted from a former coach house to Westfield Place and benefiting from well-proportioned rooms with high ceilings.

The elevations are colourwashed brick beneath a tiled roof which was retiled in 2008, together with a brick and tile oast roundel, originally built as a harness room.

There is oil-fired central heating.

Wheel House provides wonderful accommodation for a family, part of which is a separate annexe, ideal for a relative/office/Air BnB. There is also a useful detached Studio/Conservatory in the garden, ideal as an office, gymnasium, or evening drinks.

The main features of the property are:

- Original front door (currently redundant) opens to a spacious T-shaped **hall** with bookshelves and door to the dining room/sun room. **Cloak/shower room** with walk-in tiled shower cubicle, basin with cupboard beneath, and WC.
- The useful **study** is panelled to half height.
- The well-proportioned **drawing room** features a brick fireplace with an imposing wooden surround and mantelpiece with inset mirror; range of bookshelves and a wood strip floor.
- From the drawing room there is a door to the **annexe accommodation** coloured pink on the floorplan and comprising a **sun porch** with door to the courtyard; fitted **kitchen**; **shower room**; roundel **sitting room** with staircase to roundel **bedroom 5**.
- The **dining room/sunroom** was created in 2020 by the present owners with a travertine tiled floor, skylight and bifold doors along the front elevation opening onto the paved south-facing courtyard. This room has become the hub of the house, being adjacent to the kitchen.
- The **kitchen/breakfast room** 26'4 x 15'5 overall with terracotta tiled floor, twin stainless steel sinks set in granite work surfaces with old pine cupboards and drawers beneath, plumbing for dishwasher. Professional Rangemaster cooker with extractor hood above. Space for upright American-style fridge freezer. Central island unit with cupboards and storage space for a microwave beneath. Bookshelves. Wide entrance through to the dining/family room and door to a side **boot room** with space for coats, wellington boots, etc, and door to the courtyard.

- The **utility room** has a range of cupboards, oil-fired central heating boiler and door to a useful **freezer/store room**.
- The **first floor** has a full length **landing** with cupboard.
- The **principal suite** comprises **bedroom** with walk-in wardrobe area and **en suite bathroom** with bath having shower attachment, twin basins with cupboards beneath and mirrors above, WC and tiled floor.
- **Bedroom 2** is another double bedroom with basin and wardrobe cupboard. Tiled **bathroom** with bath having shower attachment, pedestal basin and WC.
- There are **two further bedrooms**, both of which have internal stairs to a first floor **mezzanine study/sleeping area**. This area has proved very appealing to teenagers.

Outside

Wheel House is approached over a side driveway off the lane leading to a large paved courtyard which is ideal as an entertaining area, adjacent to which is a brick **garden/log store** 12'8 x 9'3.

Special Note: planning consent has been granted for the creation of a new vehicular access, driveway and garage/workshop building. Installation of a new front door, alterations and rear extension to create an orangery.

Application no: RR/2025/1937/HOU.

The garden is laid principally to lawn/rough grass with a number of shrubs, small orchard and established trees.

Another benefit within the garden is the delightful **studio 13'11 x 7'5** with the attached **conservatory 15'9 x 7'6**.

In all about 0.48 of an acre.

Amenities

Local: Wheel House is about 1.6 miles from the picturesque village of Sedlescombe which has a classic village green and provides for everyday amenities, including a general store/post office, church, doctor's surgery, public house and restaurant/hotel.

Westfield village is about 1.7 miles and has a village store, butcher's shop, the popular New Inn public house, village hall, primary school, church and GP surgery.

Towns: For more comprehensive amenities and shops, Battle and Robertsbridge are about 4.8 and 7.2 miles respectively, Hastings is some 7 miles, Tunbridge Wells about 25 miles.

Transport: Battle and Robertsbridge stations on the London Bridge/Charing Cross line; Hastings station also accesses Brighton/Ashford line with links to St Pancras International. The A21 links to the M25 and onward motorway network.

Schools: Local schools include Sedlescombe Primary School; Battle & Langton Primary School, Claverham Community College and Battle Abbey School at Battle; Marlborough House Vinehall at Robertsbridge; Claremont at St Leonards and Bodiam; St Ronan's at Hawkhurst.

Leisure: Sedlescombe and Westfield are rural villages with a network of footpaths to explore the local areas; nearby Blackbrooks Garden Centre with additional shops and café; Sedlescombe Golf and Country Club; Bannatyne's Leisure Centre and Golf Course at Beauport Park; National Trust properties locally include Bateman's and Bodiam Castle; historic Battle Abbey and battleground in Battle; theatre, cinema and the coast at Hastings.

Healthcare: Conquest Hospital, Hastings; Eastbourne District General Hospital.

Directions

From the centre of Sedlescombe village proceed in a southerly direction and keep first left into Chapel Hill, signposted Westfield, Three Oaks and Guestling. Continue for 0.23 of a mile and bear left. Continue for a further 1.1 miles and Wheel House will be found on the right.

What3Words: ///estimates.firewall.evoked

Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

Services (not checked or tested): Mains water and electricity. Private drainage. Oil-fired central heating. No gas. Solar hot water panels.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX120096

EPC: EPC rating F **Council Tax:** Band G

Guide Price £925,000 - £975,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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01424 775577
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Haywards Heath
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Pulborough
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Surrey Hills
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Tunbridge Wells
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Studio

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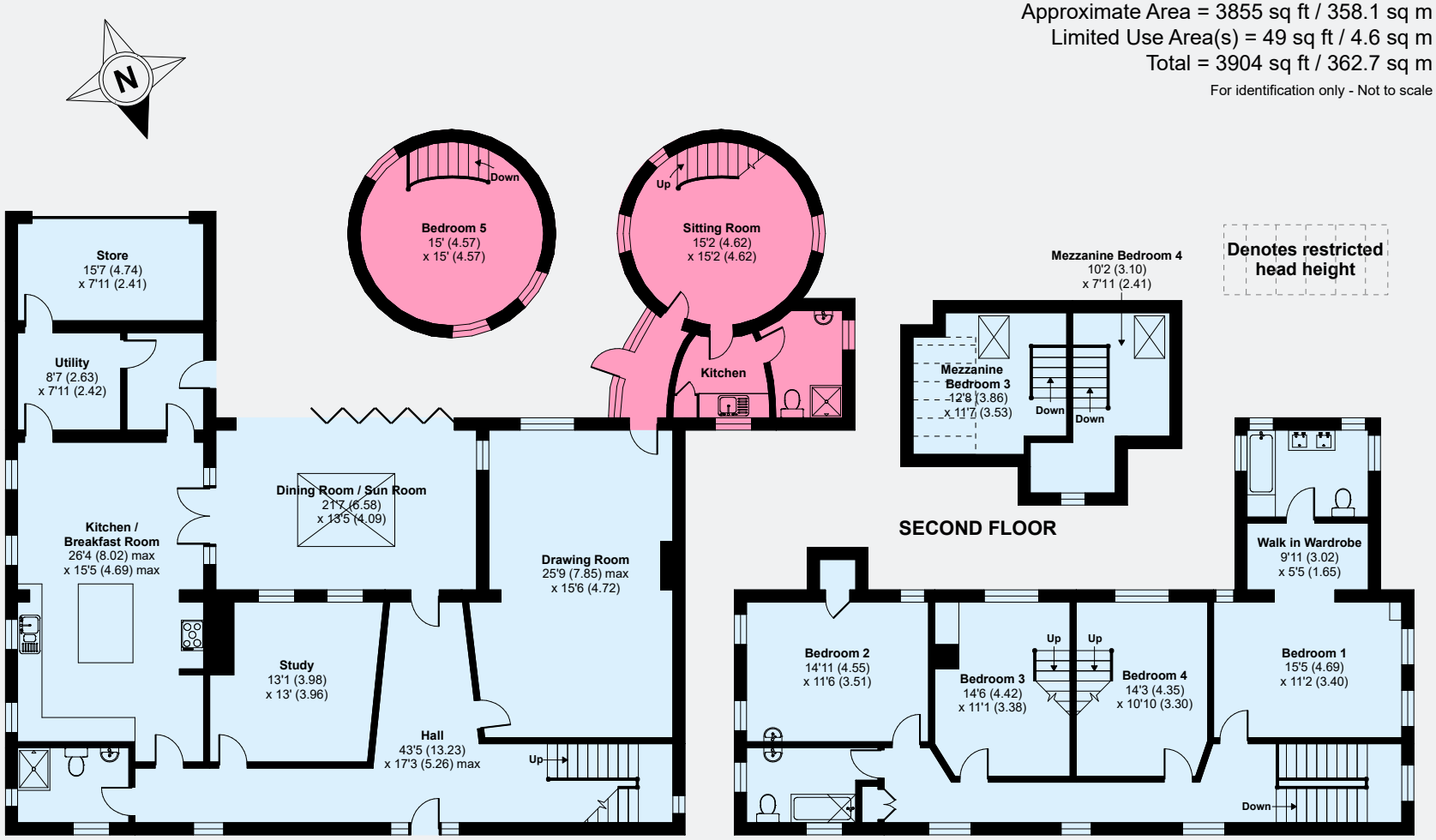
Wheel House, Cottage Lane, Sedlescombe, Hastings, TN35 4RP

Approximate Area = 3855 sq ft / 358.1 sq m
Limited Use Area(s) = 49 sq ft / 4.6 sq m
Total = 3904 sq ft / 362.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Batcheller Monkhouse. REF: 1207952

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