



# Acorn Chalet

Churchland Lane, Sedlescombe, East Sussex, TN33 0PF

Batcheller  
Monkhouse

Our Corner of England

# ACORN CHALET

A superbly presented detached family home of 4,952 square feet, discreetly situated towards the end of this popular residential no-through road. The house has been subject to the most impressive programme of extension and improvement in recent years. The accommodation is arranged over two floors and the house sits in a plot of some 1.2 acres.

## Ground Floor

- Entrance Porch
- Entrance Hall
- Open-plan Sitting/Dining Room/ Kitchen/Family Room
- Study/Bedroom 4
- En suite Shower Room
- Utility/Cloak Room
- Inner Hall

## Ground Floor Annexe

- Sitting Room
- Bedroom
- Shower Room
- Kitchen/Breakfast Room
- Separate Boot/Utility Room

## First Floor

- Spacious Landing/Sitting Area
- Principal Bedroom with two Dressing Rooms and en suite Bathroom
- Two further Bedrooms
- Family Bathroom

## Outside

- Driveway with large area of hardstanding for several cars
- Double Garage
- Tennis Court
- Two Terraces
- Garden Room/Greenhouse
- In all about 1.2 acres



## DESCRIPTION

Acorn Chalet is an exceptional detached family house sitting discreetly on this popular residential no-through road. The house is arranged over two floors and offers 4,952 square feet of accommodation which currently incorporates a self-contained annexe/holiday let.

The current owners have significantly enlarged and improved the house in recent years, including re-wiring and re-plumbing, and it now offers very substantial and flexible accommodation. The elevations are brick, part colour washed and tile hung beneath a tiled roof. There is sealed unit double glazing and LPG central heating.

The main features include:

- **Front door** into **entrance lobby** with space for hanging coats. Door to the **reception hall**, a generous introduction to the house with tiled flooring leading through to the stunning **sitting/dining/kitchen/family room**. This hugely spacious area has underfloor heating and is undoubtedly the heart of the house and offers lovely views over the rear terrace and garden beyond.
- The **sitting area** features an open fireplace with tiled hearth, together with sliding patio doors leading to the rear terrace. This leads seamlessly to the **dining area** which is in turn open to the **kitchen/breakfast room** which features a wide range of high gloss wall and base units with co-ordinating wooden worktops. An excellent island unit provides ample space for family/casual dining. There is a double butler sink with mixer taps, a six-ring Rangemaster stove with two ovens and an overhead extractor, integrated Beko dishwasher. At the centre of this impressive room are double sliding patio doors leading to the rear terrace and garden beyond.
- The **utility/cloakroom** has a 1½ bowl sink with mixer taps, plumbing for washing machine, WC, heated towel rail and tiled floor.
- The **study/bedroom 4** is accessed from the corner of the sitting room and is a generous room to the front of the house with a good range of fitted wardrobes. A panelled door leads to the **en suite shower room** which has been recently refitted with a large glazed and tiled shower cubicle, wash basin and WC.



- The main **reception hall** has a panelled door leading to an **inner hall** with staircase to the first floor and a further door leading to the **self-contained annexe**. This area has its own separate entrance from the front and offers a generous **reception room** with a brick fireplace with bressummer beam above and fitted log burner, two storage cupboards and a bay window to the front.
- Archway to a double **bedroom** which in turn leads to an **inner lobby** with access to the **shower room** with tiled and glazed shower cubicle, wash basin and WC, tiled floor and heated towel rail. This inner lobby has a door (not currently used) through to the main kitchen.
- The **annexe kitchen** features a range of wooden wall and base units with co-ordinating worktops, central breakfast bar, stainless steel sink unit with mixer taps and drainer, Zanussi double oven and cooker with four-ring hob and double oven, plumbing for washing machine.
- Part glazed door to the **boot/utility room**, currently housing a chest freezer and home to the Worcester boiler. Door to the rear garden and terrace.
- On the **first floor**, the spacious **landing** offers a small **sitting area** and access to **eaves storage**.
- The **principal bedroom** is an extremely impressive room of grand proportions with lovely views over the rear gardens and countryside beyond. **Two separate dressing areas/rooms, en suite bathroom** with freestanding rolltop bath with mixer taps and shower attachment, separate tiled and glazed shower cubicle, wash basin in vanity unit, WC, heated towel rail and tiled walls.
- **Bedroom 2** is another impressively proportioned room with a bright double aspect over the gardens and countryside beyond. **Bedroom 3** is a good sized double bedroom with rear garden views.
- The **family bathroom** features a freestanding rolltop bath with mixer taps and shower attachment, separate glazed and tiled shower cubicle, wash basin set in vanity unit, WC, tiled walls and heated towel rail.

## OUTSIDE

Entrance driveway with an extensive area of hardstanding providing parking for numerous cars and double garage.

To the rear of the house is a generous paved terrace providing space for outside sitting and dining and with steps down to the main lawn which wanders down to a second paved sitting area towards the lower slopes of the garden.

There is a large **garden room/greenhouse** and steps lead up to an **all-weather tennis court** (currently requiring some upgrading).

The attractive and secluded grounds are undoubtedly a feature of the house and extend to some **1.2 acres**.



ANNEXE



## AMENITIES

**Local:** Acorn Chalet is located about 1.5 miles from the centre of Sedlescombe village, which has a classic village green and provides everyday amenities including a general store/post office, public house, church, doctor's surgery, garage and a hotel/restaurant. The popular Blackbrooks Garden Centre and cafe is about 0.8 of a mile.

**Towns:** For more comprehensive amenities and shops, the town of Battle is some 3.6 miles, whilst St Leonards-on-Sea and Hastings, with its charming Old Town, are about 6 and 7.3 miles respectively. Tunbridge Wells is some 23 miles.

**Transport:** Mainline stations at Battle and Robertsbridge on the London Bridge/Charing Cross line, and at St Leonards and Hastings on the Brighton-Ashford line. The A21 links to the M25 and motorway network.

**Schools:** Sedlescombe Primary School; Claverham Community College and Battle Abbey School at Battle; Claremont School in St Leonards and Bodiam; Vinehall at Robertsbridge; Marlborough House and St Ronan's at Hawkhurst.

**Leisure:** The coast at Hastings and St Leonards; Bateman's, Scotney Castle, Sissinghurst Gardens (National Trust); historic Battle Abbey and the 1066 Country Walk at Battle; Sedlescombe Golf and Country Club.

**Healthcare:** Conquest Hospital, Hastings and Eastbourne District General Hospital.

## DIRECTIONS

From the village hall on the B2244 in Sedlescombe continue north, bearing right after the parish church and turn right into Hurst Lane. Continue for a further 0.6 of a mile and turn right into Churchland Lane. Acorn Chalet will be found after about 0.2 of a mile on the left hand side.

**What3Words:** elephant.hydrant.reset.

### Additional Information

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

**Services (not checked or tested):** Mains water and electricity. Private drainage. LPG central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX50144

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

**GUIDE PRICE £1,250,000 - £1,300,000**

## Viewings

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



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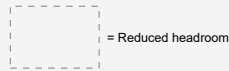
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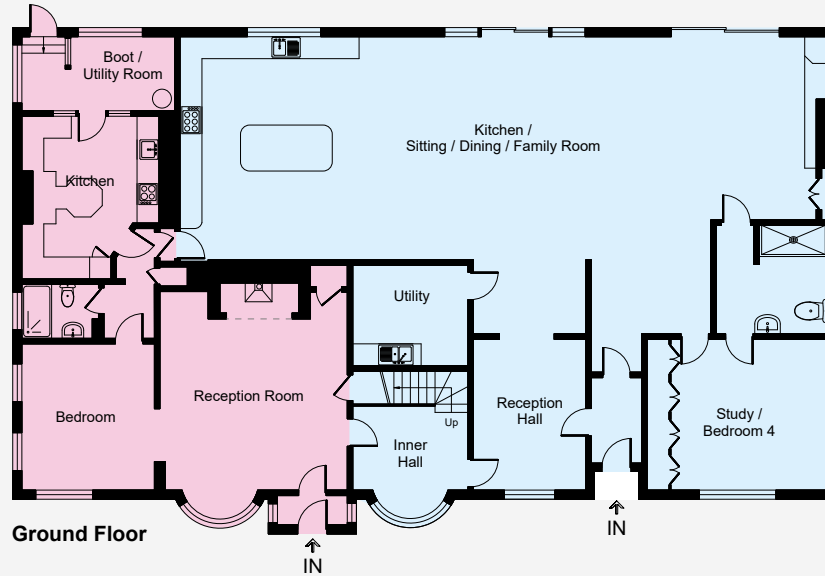
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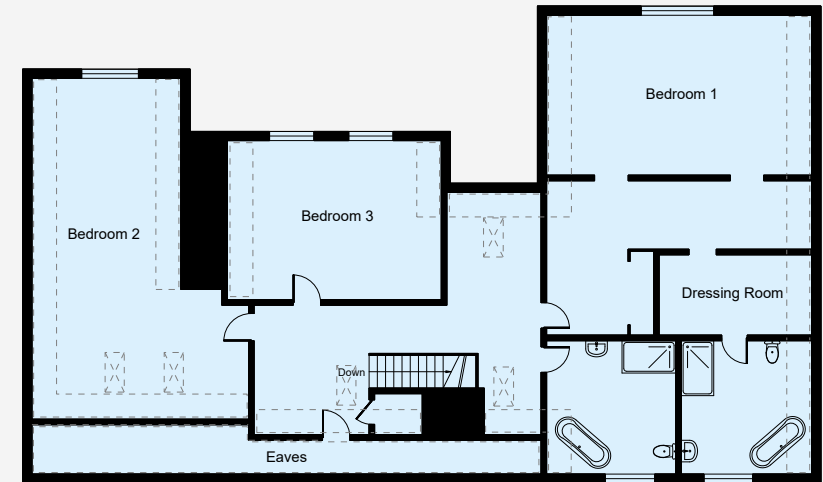


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Approximate Gross Internal Area = 460 sq m / 4952 sq ft  
(excludes restricted head height)



Ground Floor



First Floor

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