



5 Orchard Way, Sedlescombe, TN33 0RD

**** TO BE SOLD CHAIN FREE**** A FIVE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE OCCUPYING A CORNER PLOT WITH A DETACHED DOUBLE GARAGE AND SITUATED WITHIN THIS SMALL RESIDENTIAL CUL-DE-SAC IN SEDLESCOMBE VILLAGE WITHIN IMMEDIATE WALKING DISTANCE OF THE VILLAGE STORE/POST OFFICE, THE VILLAGE PUB, LOCAL BUS SERVICES AND SEDLESCOMBE C.E. PRIMARY SCHOOL.

The property provides versatile living accommodation to include a reception hall with returning staircase, a downstairs cloakroom/w.c, 21'2 x 12'10 living room with feature fireplace and a 14'0 x 10'9 double glazed rear conservatory overlooking the gardens. There is also a separate dining room and a breakfast room which adjoins the 11'10 x 10'9 kitchen with integrated appliances and there is also a separate utility room. In addition, there is a bay fronted study/bedroom five and from the first floor galleried landing the 20'10 x 12'11 main bedroom enjoys fully fitted wardrobes and an en-suite shower room/w.c. There are three further double bedrooms with an en-suite shower room to bedroom two as well as a family bathroom/w.c.

Outside, the double width driveway leads to the detached double garage. The enclosed 65ft wide x 33ft deep rear garden is laid to patio & lawn with flower & shrub beds and further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is encouraged to appreciate this wonderful home and is strictly by appointment with Sole agent, Charles & Co.

Price £600,000

5 Orchard Way, Sedlescombe, TN33 0RD



- Substantial Detached Family House
- Study/Bedroom Five
- Patio & Lawned Rear Garden
- To Be Sold CHAIN FREE
- Five Bedrooms, Three Reception Rooms
- Bathroom & Two En-Suites
- Popular Sedlescombe Village
- Kitchen with Separate Utility Room
- Driveway & Double Garage
- Quiet Cul-de-Sac Location

Reception Hall

13'0 x 9'8 (3.96m x 2.95m)

Downstairs Cloakroom/W.C

Living Room

21'2 x 12'10 (6.45m x 3.91m)

Conservatory

14'0 x 10'9 (4.27m x 3.28m)

Dining Room

13'0 x 10'10 (3.96m x 3.30m)

Study/Bedroom Five

12'0 x 7'4 (3.66m x 2.24m)

Kitchen

11'10 x 10'9 (3.61m x 3.28m)

Breakfast Room

11'8 x 10'8 (3.56m x 3.25m)

Utility Room

First Floor Galleried Landing

13'0 x 11'10 (3.96m x 3.61m)

Bedroom One

20'10 x 12'11 (6.35m x 3.94m)

En-Suite Shower Room/W.C

8'2 x 5'6 (2.49m x 1.68m)

Bedroom Two

12'0 x 8'10 (3.66m x 2.69m)

En-Suite Shower Room/W.C

Bedroom Three

12'0 x 10'3 (3.66m x 3.12m)

Bedroom Four

14'2 x 10'0 (4.32m x 3.05m)

Family Bathroom/W.C

8'10 x 6'4 (2.69m x 1.93m)

Outside

Front Garden

Double Width Driveway

Detached Double Garage

18'8 x 18'4 (5.69m x 5.59m)

Rear Garden

65'0 x 33'0 (19.81m x 10.06m)





Floor Plan



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		