

RUSH
WITT &
WILSON



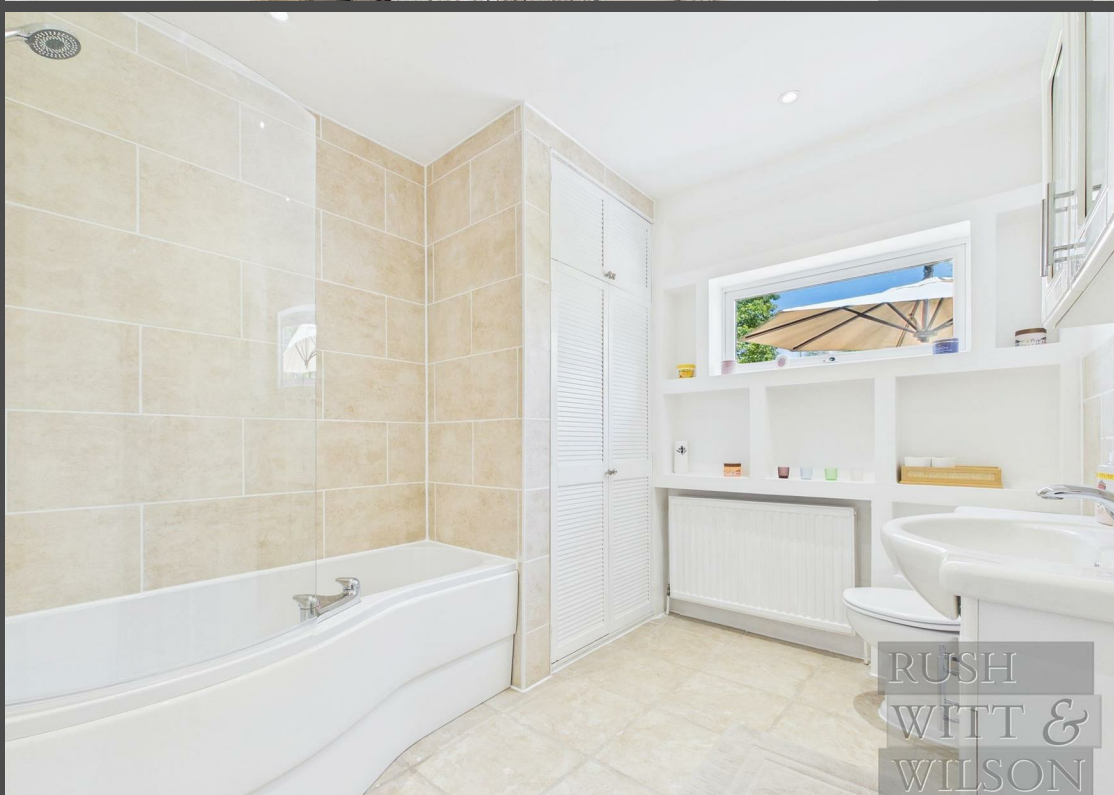
RUSH
WITT &

Cherry Croft Churchland Lane, Battle, TN33 0PF
£850,000 Freehold

Set along a private no-through country lane within the idyllic village of Sedlescombe, this rarely available detached chain free chalet bungalow is offered to the market for the first time in over two decades, occupying a stunning plot approaching 1.5 (TBV) acres surrounded by rolling countryside, woodland & only a handful of neighbouring homes. Approached onto a substantial shingled driveway, the property enjoys an exceptional sense of privacy & tranquillity. Beautifully positioned within its grounds, the home is framed by landscaped gardens, mature greenery & an array of established seating areas designed to follow the sun throughout the day. A delightful summer house, expansive wraparound decking & former swimming pool area create an ideal environment for entertaining, relaxing or simply embracing the outdoor lifestyle this setting naturally encourages. The wraparound decked terrace also provides excellent accessibility & creates a seamless connection between the home & gardens. Internally, the accommodation is both spacious & versatile, with a welcoming entrance lobby leading to two generous dual-aspect ground floor bedrooms, including a principal bedroom with en-suite shower room. The main living room is flooded with natural light via dual-aspect windows & French doors opening onto the decking, whilst a feature wood burning stove creates a warm & inviting focal point. The contemporary open-plan kitchen/dining space overlooks the rear grounds & is complemented by a utility area, cloakroom & side access. To the first floor is a further generous eaves-style double bedroom & separate shower room. A detached double garage incorporates a games room/home office to the rear, ideal for hobbies & entertaining. Sedlescombe remains one of the area's most desirable villages, renowned for countryside surroundings, woodland walks, village pub, village store/post office & highly regarded schooling including Claverham & Battle Abbey.

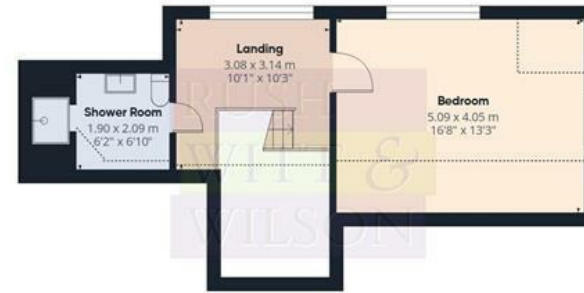








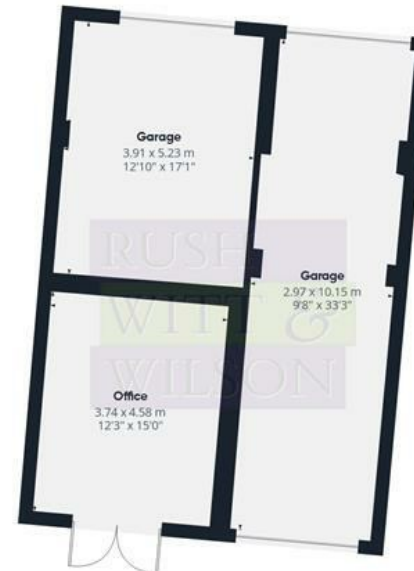
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

218.8 m²

2356 ft²

Reduced headroom

8.4 m²

90 ft²

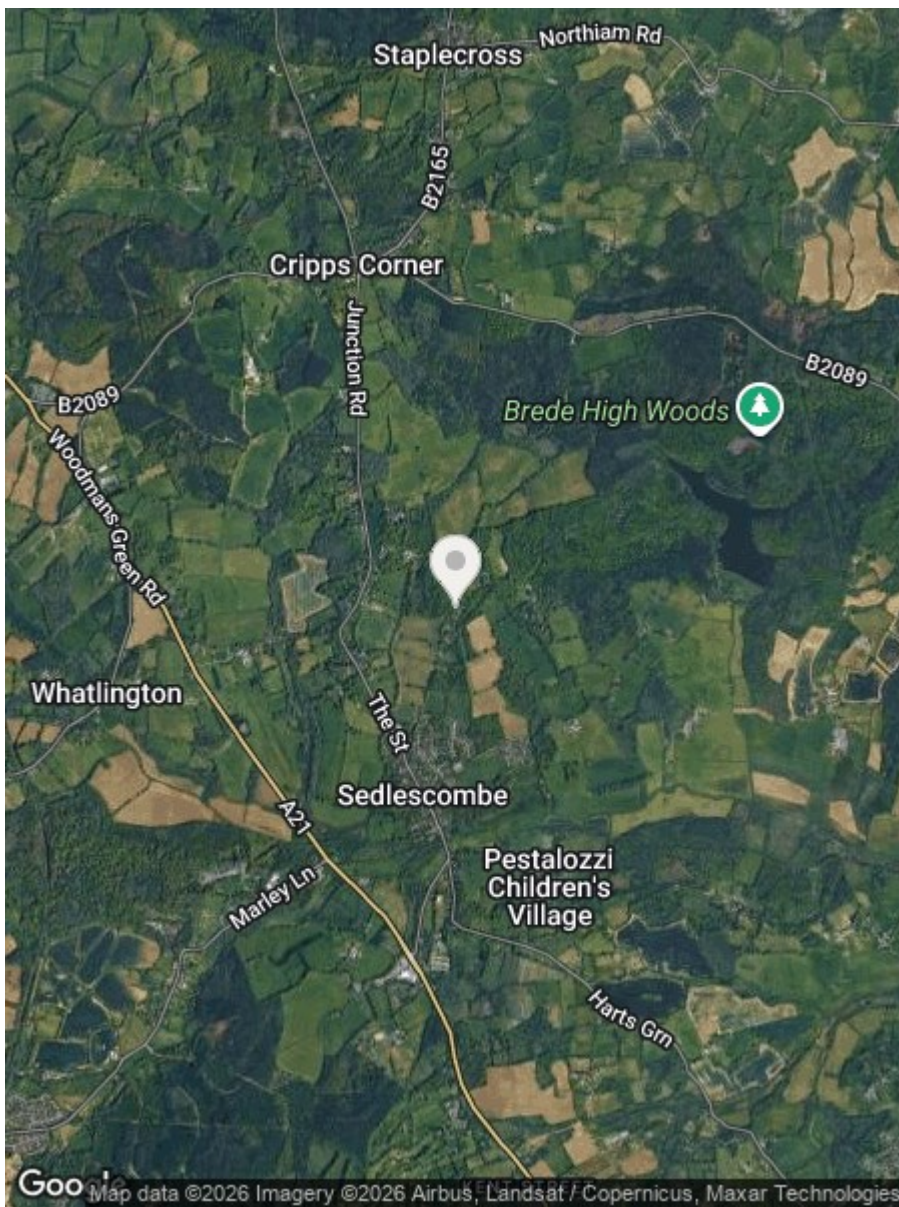
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**