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**Two Ways Oakhurst Road, Battle, TN33 0JL  
£595,000 Freehold**

A beautifully extended and deceptively spacious four bedroom semi-detached home, offered chain free and enviably positioned between Whatlington Road and Oakhurst Road, offering versatile family living together with a superb detached garden studio/summerhouse. This impressive home has been thoughtfully adapted over the years to create bright and flowing accommodation full of character and flexibility. The welcoming living room features exposed timbers, wood flooring and a wood burning stove, opening into a separate dining area overlooking the rear garden. At the heart of the home is a substantial kitchen/breakfast room with extensive cabinetry, granite worktops, central island and triple aspect views, creating an exceptional space for both everyday living and entertaining. Further ground floor accommodation includes a utility room, stylish family bath/shower room and an additional reception room currently used as a games room/home office, ideal for those working from home or seeking flexible living arrangements. Upstairs are four generous bedrooms, including an impressive principal suite with fitted wardrobes, walk-in dressing area and contemporary en-suite shower room. Outside, the mature rear gardens provide a wonderful sense of privacy with a paved terrace, pergola, expansive lawn, water feature and established planting. Of particular note is the substantial detached studio/summerhouse with power, lighting, insulation and bi-fold doors, offering excellent potential as a home office, gym, creative studio or luxury entertaining space. To the front, a block paved driveway provides off road parking, while a rear pedestrian gate gives convenient access onto Whatlington Road. Conveniently positioned within easy reach of the town centre, schools and local amenities, viewing is highly recommended to fully appreciate the lifestyle, space and versatility this outstanding chain free home provides.





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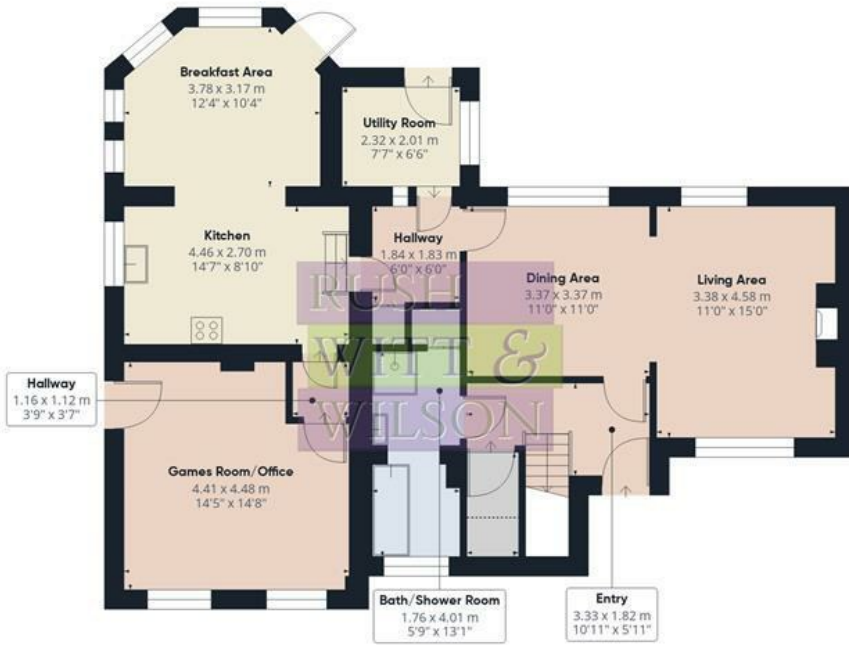
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**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

196.9 m<sup>2</sup>

2119 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

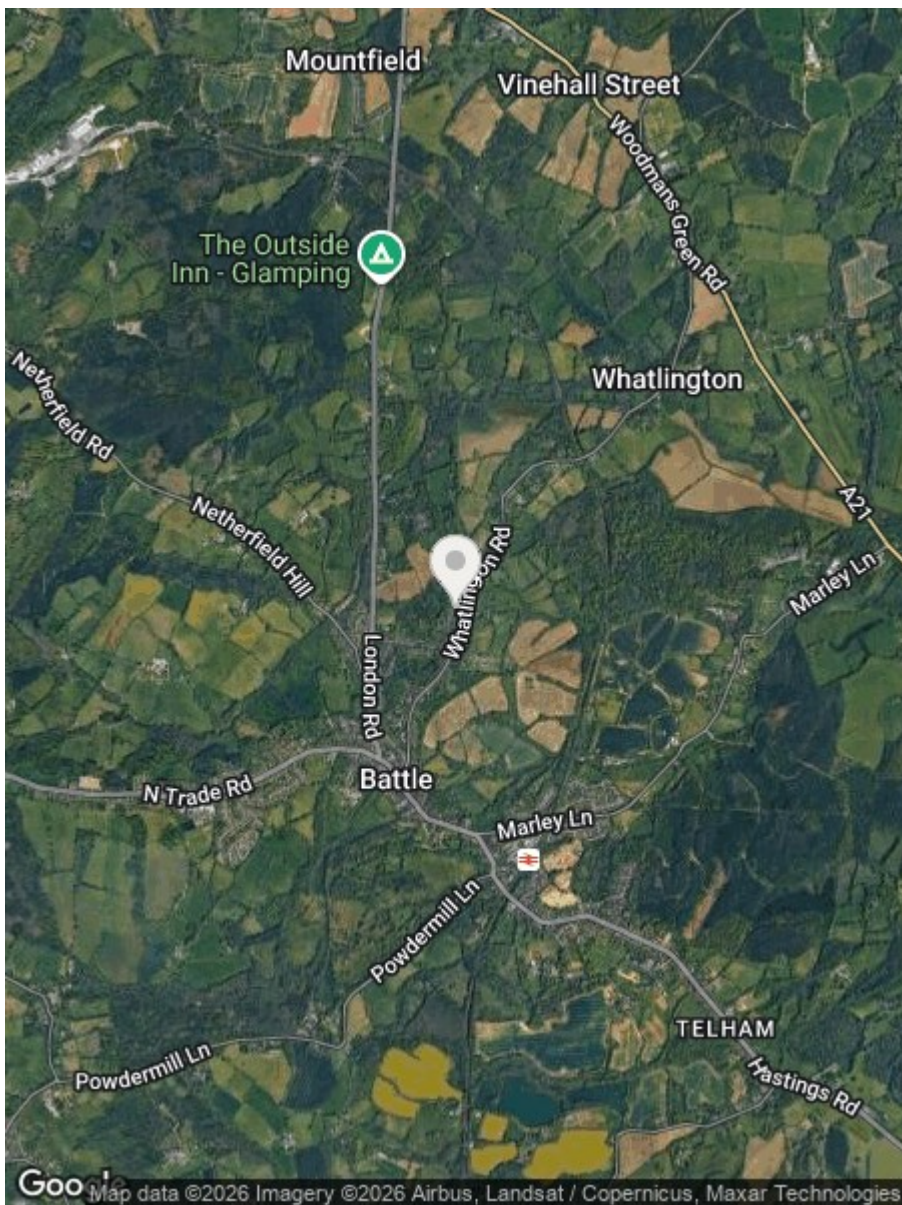
6 ft<sup>2</sup>

(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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

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.

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