

**RUSH
WITT &
WILSON**



**14 Starrs Mead, Battle, TN33 0UB
Offers In Excess Of £550,000**

*****GUIDE PRICE £550,000 - £600,000*****

Rush Witt & Wilson are delighted to bring to market this beautifully presented and generously proportioned detached four bedroom executive family home, situated in a peaceful cul-de-sac within a highly desirable executive residential development. Conveniently located just a short walk from the mainline station with direct services to London Charing Cross, and close to the scenic Battle Great Woods. Battle itself is a sought-after location, renowned for its excellent schools and comprehensive shopping amenities.

The spacious layout includes a light-filled sitting room with an attractive feature fireplace, a sunny and peaceful conservatory, a separate formal dining room, a stunning open-plan kitchen and breakfast area, a utility room, and a ground floor cloakroom/WC. Upstairs, the property offers four well-appointed bedrooms, along with a modern en-suite bathroom room and a family shower room.

The home is accessed via a block-paved driveway providing ample off-road parking and leading to an integral double garage. The beautifully landscaped garden and patio area are perfect for outdoor dining and entertaining.



Entrance Hall
15'11 x 6'1 (4.85m x 1.85m)
Composite front door with opaque side light, radiator, oak effect flooring, stairs rising to the first floor, doors off to the following:

Sitting Room
22'5 x 11'9 (6.83m x 3.58m)
Double aspect with double glazed windows to the front and rear, oak effect flooring, two radiators, brick built fireplace with tiled hearth and gas effect fire, French doors with side lights leading through to:

Conservatory
7'1 x 15'4 (2.16m x 4.67m)
Set on a brick base with half glazed windows and door providing views and access onto the south facing rear garden, radiator.

Cloakroom/WC
6'0 x 2'10 (1.83m x 0.86m)
Opaque window to rear, low level wc, wash hand basin, radiator, vinyl flooring.

Kitchen
13'5 x 9'10 (4.09m x 3.00m)
UPVC glazed windows to rear, a modern fitted kitchen comprising wall and base mounted units with complimenting work surface, integrated dishwasher, integrated grill and oven, gas hob with extractor canopy above, tiled splashback, oak effect flooring, radiator, archway leading through to:

Breakfast Room
7'3 x 10'4 (2.21m x 3.15m)
UPVC glazed window to the rear elevation, radiator, door leading through to:

Utility Room
7'3 x 5'3 (2.21m x 1.60m)
Door with access onto the rear garden, cupboard units with complimenting work surface with tiled splashback, oak effect floor, radiator, space and plumbing for washing machine, timber door with access into the double garage.

Dining Room
15'7 x 10'2 (4.75m x 3.10m)
UPVC glazed window to the front elevation, radiator, oak effect flooring.

First Floor

Landing
UPVC window to the front elevation, airing cupboard, loft hatch access, doors off to the following:

Bedroom One
13'2 x 11'10 (4.01m x 3.61m)
UPVC glazed window to the rear elevation, carpet as laid, fitted wardrobes, radiator, door leading through to:

En-Suite Bathroom
8'0 x 5'10 (2.44m x 1.78m)
Obscure glazed window to the front elevation, low level wc, wash hand basin with storage beneath, panel encased bath with shower attachment and screen, radiator.

Shower Room
7'1 x 6'1 (2.16m x 1.85m)
Obscure timber window to the rear elevation, wash hand basin with storage beneath, low level wc, shower cubicle with wall mounted shower and glass doors.

Bedroom Two
9'3 x 10'4 (2.82m x 3.15m)
Timber window to the rear elevation, carpet as laid, radiator, built in wardrobe.

Bedroom Three
10'8 x 10'4 (3.25m x 3.15m)
UPVC glazed window to the front elevation, carpet as laid, built in wardrobe, radiator.

Bedroom Four
8'10 x 9'0 (2.69m x 2.74m)
UPVC glazed window to the front elevation, radiator, carpet as laid.

Outside

Front Garden
Large block paved driveway offering ample off road parking, area of lawn with mature tree, various plantation, mature tree and shrub planted borders, side gate with access to:

Rear Garden
This stunning south facing garden comprises a large patio running the full length of the property is perfect for outside

dining and entertaining, steps leading up to an area of lawn, greenhouse, raised sleeper beds planted with mature plants and shrubs, tiered area which is planted with mature trees, shrubs and plants.

Double Garage
17'10 x 16'5 (5.44m x 5.00m)
Up and over doors one being electrically operated, shelving, fuse board, Worcester boiler, light and power connected.

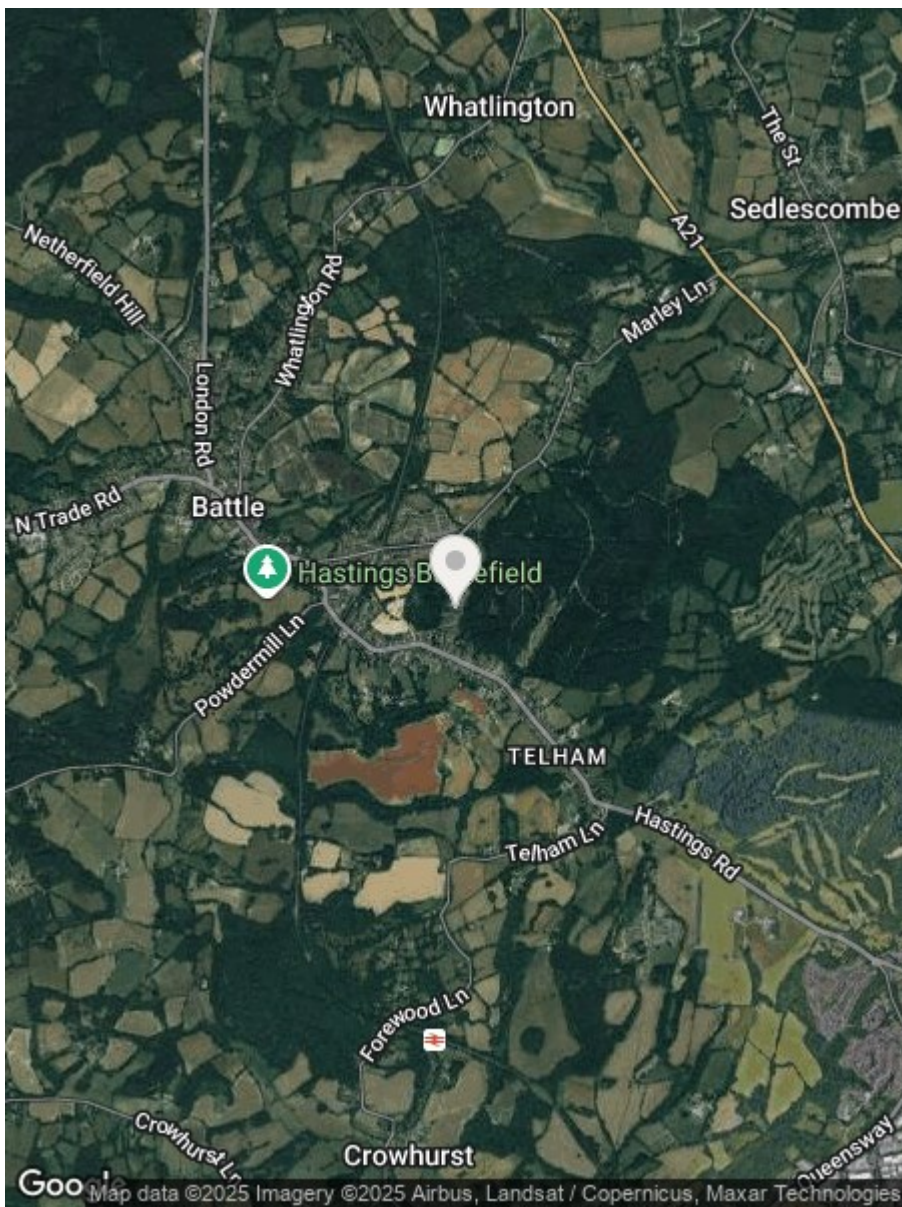
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – G







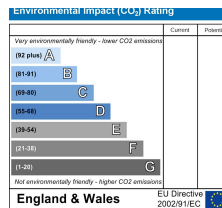
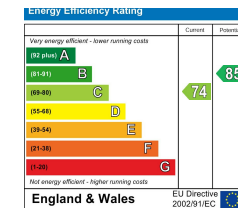
GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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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