

**RUSH
WITT &
WILSON**



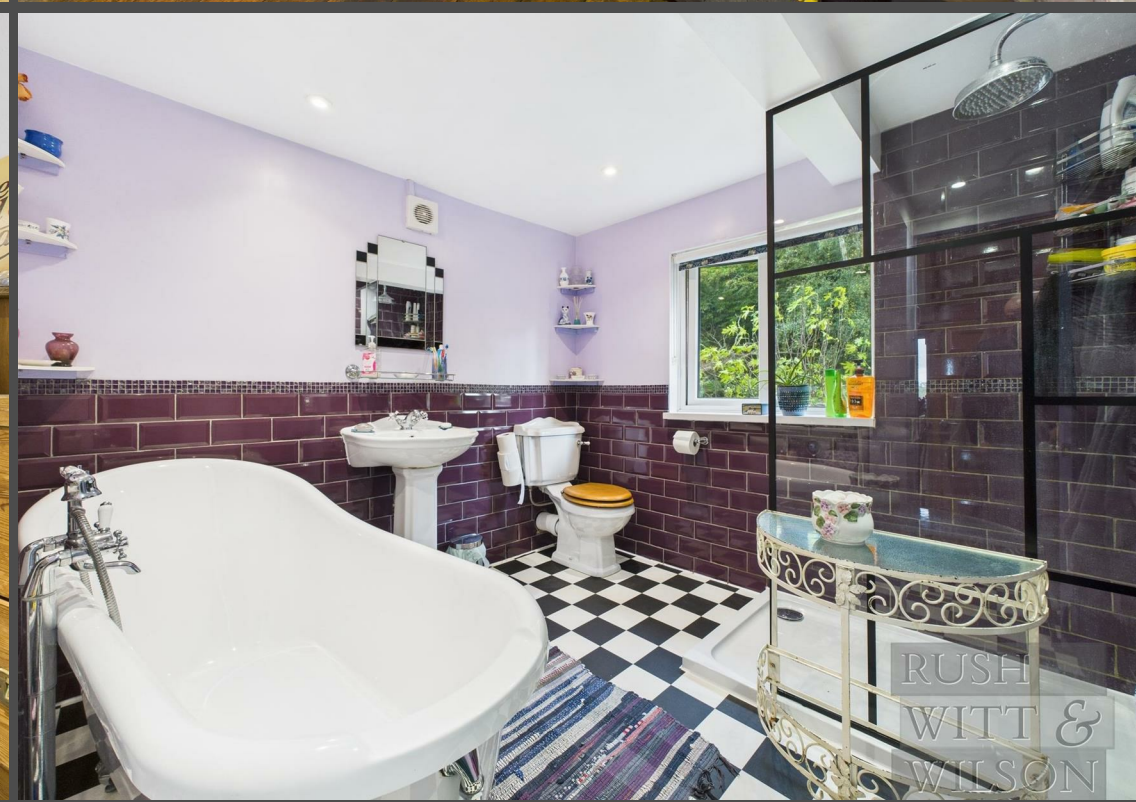
RUSH
WITT &
WILSON

14 Blacksmiths Field, Battle, TN33 9AX
Offers In Excess Of £350,000 Freehold

A Charming Village Retreat with Countryside Views. Tucked away in an elevated position in the heart of Crowhurst village, this beautifully presented semi detached home marries quintessential village charm with contemporary comfort, all framed by stunning rolling countryside views. Set over three floors, the property boasts light-filled, spacious living areas. The open plan kitchen/living/dining area is the heart of the home, centred around a working log burner, creating a warm and inviting focal point. Perfect for cosy winter evenings, lively family gatherings, or quiet moments with a book, the space flows seamlessly to the garden, ideal for alfresco dining, morning coffee, or simply soaking up the tranquillity of the surroundings. Upstairs, two generous double bedrooms are flooded with natural light, with the principal enjoying breath taking countryside vistas. The family bath/shower room features a luxurious roll-top bath, perfect for soaking away the day. The top floor hosts a versatile third bedroom or home office, complete with eaves storage and elevated outlooks over the village rooftops and woodland beyond. Outside, the front garden bursts with herbs, fruit, and vegetables, while the rear offers a private, terraced haven, interspersed with mature planting, a tranquil pond, and a charming brick outbuilding - perfect for gardening, play, or peaceful reflection. Within walking distance of the pub and recreation ground, this enchanting home offers a rare blend of peaceful village living, modern convenience, and idyllic countryside charm, making it ideal for families, professionals, or anyone seeking a true retreat from the everyday.







Entry
1.22 x 0.89 m
4'0" x 2'11"



Floor 0

Landing
1.68 x 3.61 m
5'6" x 11'9"

Bath/Shower Room
2.57 x 2.62 m
8'5" x 8'7"



Floor 1



Floor 2



Approximate total area⁽¹⁾

81.9 m²
881 ft²

Reduced headroom

2.9 m²
31 ft²

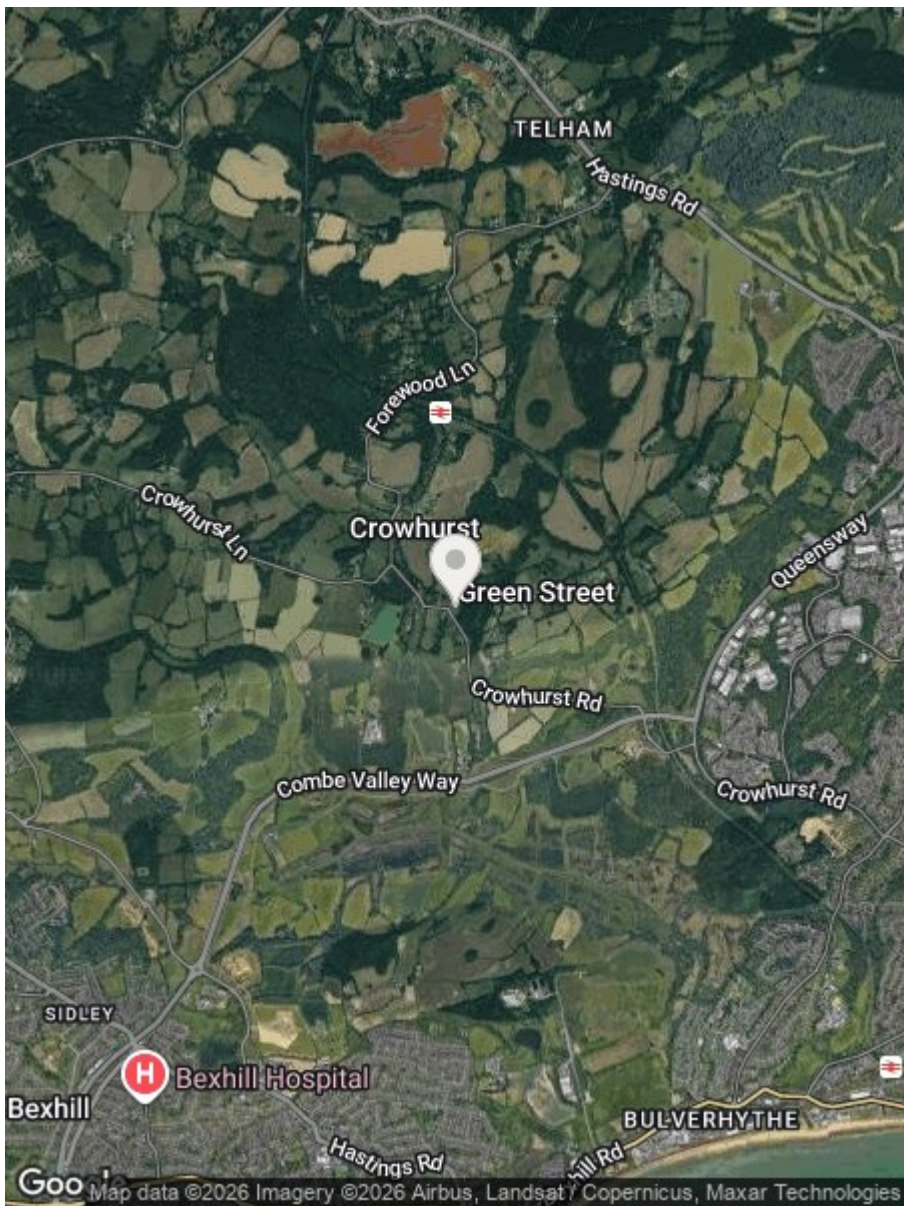
(1) Excluding balconies and terraces

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	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	EU Directive 2002/91/EC

Council Tax Band - C

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**