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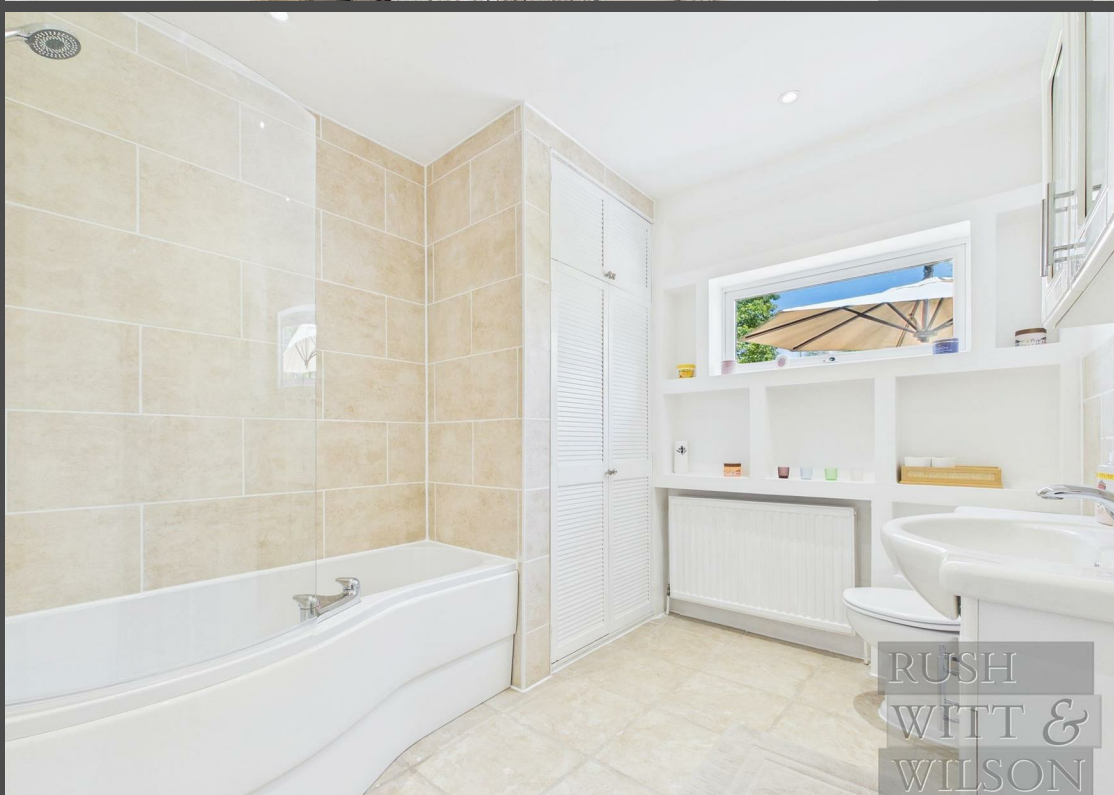
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**Cherry Croft Churchland Lane, Battle, TN33 0PF  
£850,000 Freehold**

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.

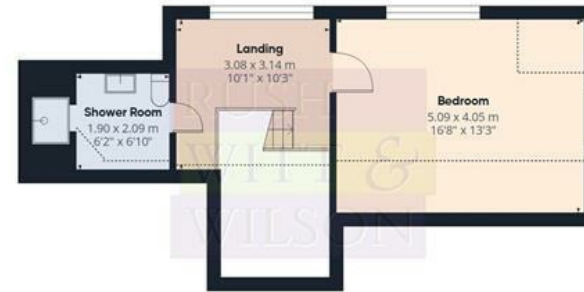








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Floor 0** Building 3

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

218.8 m<sup>2</sup>

2356 ft<sup>2</sup>

**Reduced headroom**

8.4 m<sup>2</sup>

90 ft<sup>2</sup>

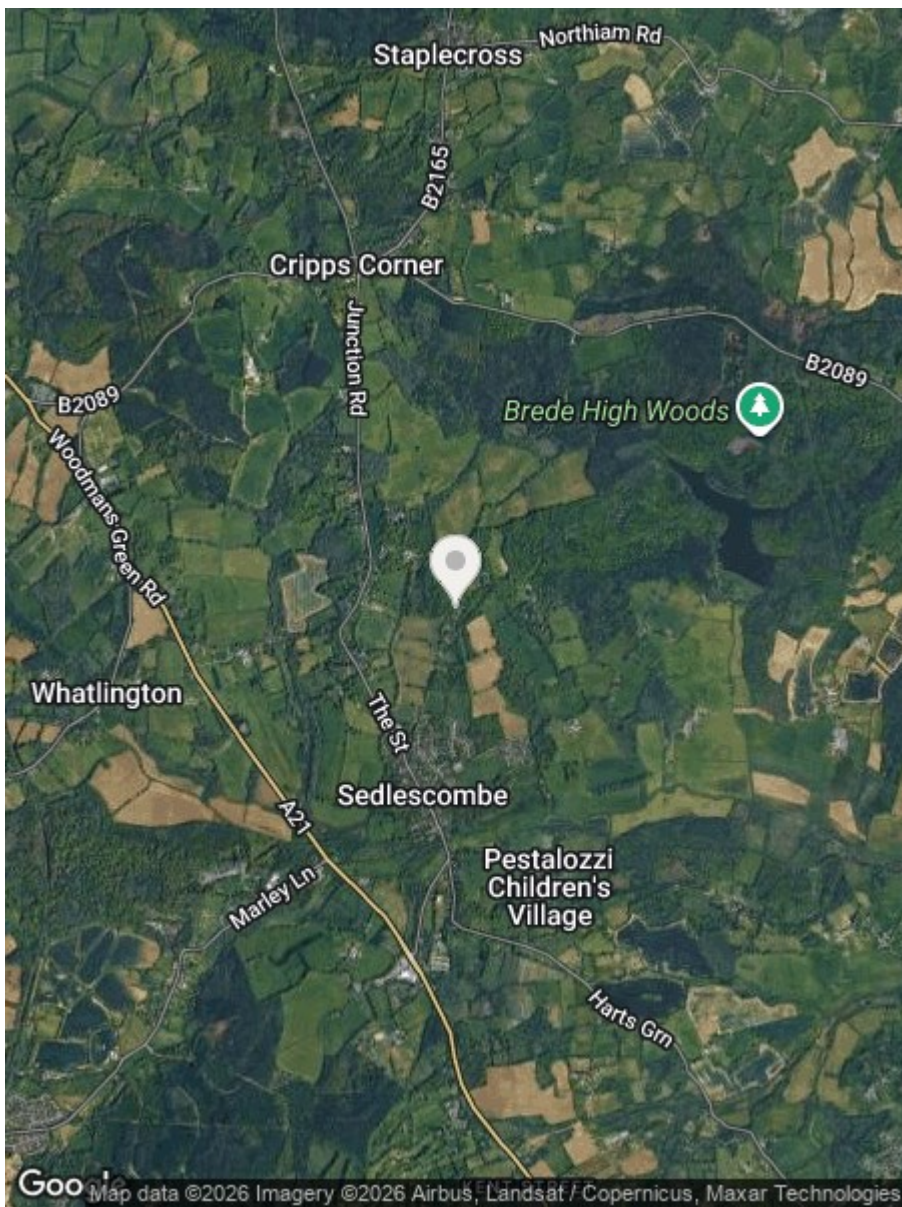
(1) Excluding balconies and terraces

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.

**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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

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