

**RUSH
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Acorn Chalet Churchland Lane, Battle, TN33 0PF
£1,100,000

Exceptional Detached Country Home with Annexe, Tennis Court & 1.2 Acre Gardens

Tucked away at the end of a quiet private lane, adjoining woodland and enjoying far-reaching countryside views, this substantial detached residence occupies a rare position where privacy, space and setting combine. Offering over 4,900 sq ft within approx. 1.2 acres, this is a home that is difficult to replicate.

This extended property blends open-plan living with flexible multi-generational accommodation, set within a peaceful rural setting surrounded by countryside walks.

At its heart is an open-plan kitchen/living/dining space designed as a social hub. This area features defined zones for cooking, dining and relaxing, centred around a feature fireplace and opening via sliding doors to the rear terrace and gardens, creating a strong indoor-outdoor flow.

A flexible ground floor room with en-suite offers space for guests, home working or single-level living, while the self-contained one-bedroom annexe provides independent accommodation with its own entrance, ideal for family, guests or income potential.

Upstairs, a spacious landing leads to three bedrooms and a family bathroom. The principal suite is a standout feature, with dressing areas and an en-suite with freestanding bath, enjoying garden and countryside views.

Externally, the property offers excellent privacy. A gated driveway provides extensive parking and access to a detached double garage. The gardens wrap around the home and are beautifully established, with lawns, mature planting, terraces, a summerhouse/greenhouse and an all-weather tennis court.

Set within a discreet no-through lane and surrounded by countryside walks, the property is also conveniently located for Battle, offering amenities, mainline rail services to London, and well-regarded local schooling.

A rare opportunity to acquire a substantial private country home offering space, lifestyle and long-term versatility in a highly sought-after rural setting.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

477.6 m²

5141 ft²

Reduced headroom

23.2 m²

250 ft²

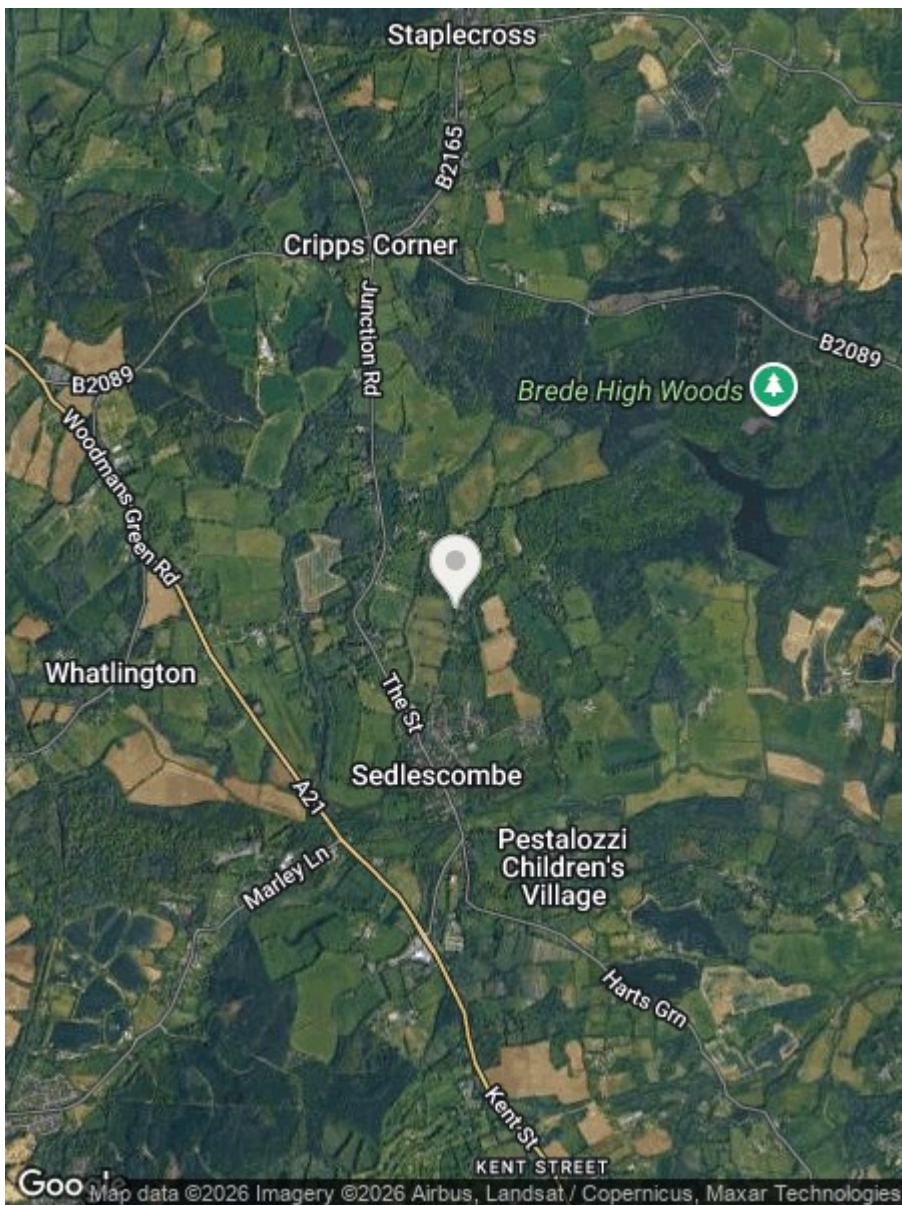
(1) Excluding balconies and terraces

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	50 57

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 - G

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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