

**RUSH
WITT &
WILSON**

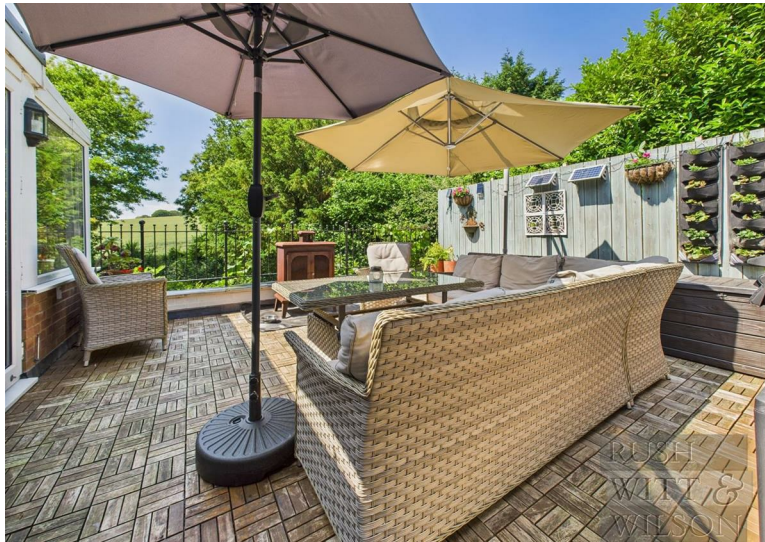


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Treetops Station Road, Battle, Sussex TN33 9DB
Guide Price £625,000 - £650,000 - Freehold

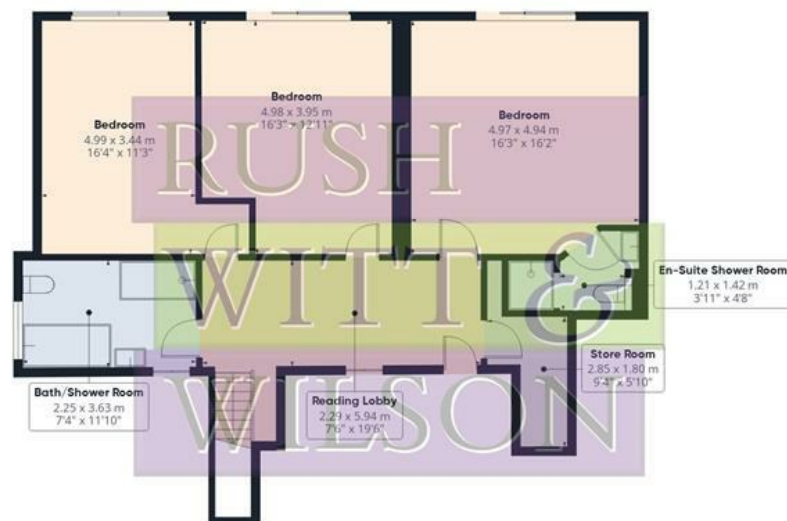
Guide price £625,000 - £650,000

A Striking Detached Home in a Woodland Setting. This impressive split-level detached home offers stylish and versatile accommodation set within established, tree-lined gardens, ideal for those seeking privacy and a tranquil, semi-rural lifestyle. The ground floor centres around a spacious open-plan living/dining room, enjoying a triple aspect and a log burner, perfect for cosy winter days. This leads into a large, light-filled garden room and a bespoke, high-spec kitchen. Both open out onto a sun terrace, ideal for morning coffee, al fresco dining, or enjoying the far-reaching views across the gardens and surrounding copse. Also on this level is a generous study or fourth bedroom, a lean to/utility space, and a convenient WC. The lower ground floor offers three large double bedrooms, including a principal suite with en-suite facilities. All bedrooms open directly onto the garden via sliding patio doors, enhancing the connection with nature. A spacious and stylish bathroom and a peaceful reading lobby complete the layout. Outside, the tiered lawned gardens are framed by mature boundaries, with a landscaped hardstanding area offering a tranquil spot to sit, unwind and enjoy the natural setting and birdsong. Off-road parking for two cars is provided at the front of the property. Located in a highly requested village, the home is within walking distance of Crowhurst's mainline station and its well-regarded primary school, which feeds into Claverham Community College. Nearby amenities include Beauport Golf Club and Bannatyne's Health Club, with respected independent schools such as Battle Abbey, Claremont and Vinehall also close by. Finished to a high standard throughout, this exceptional home offers light, space and a genuine sense of escape.

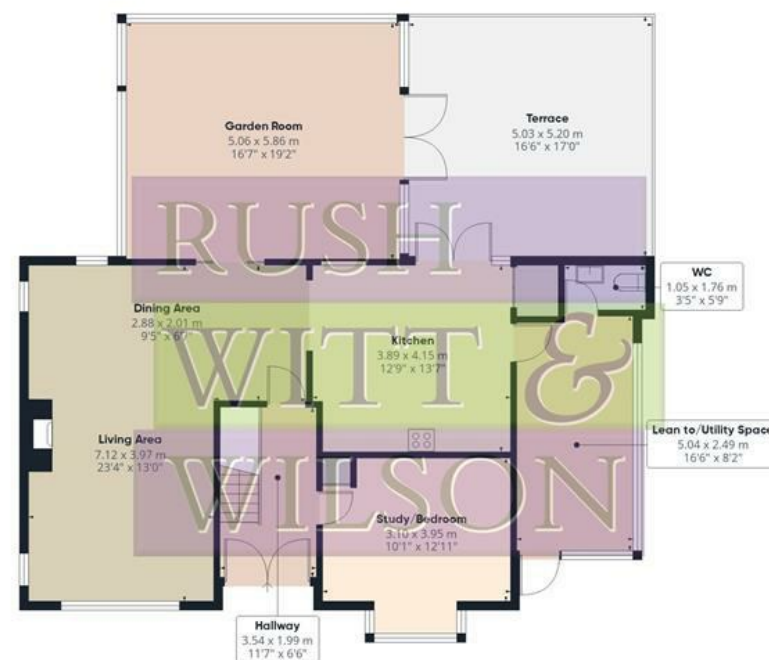








Floor -1



Floor 0

Approximate total area⁽¹⁾

211 m²

2269 ft²

Balconies and terraces

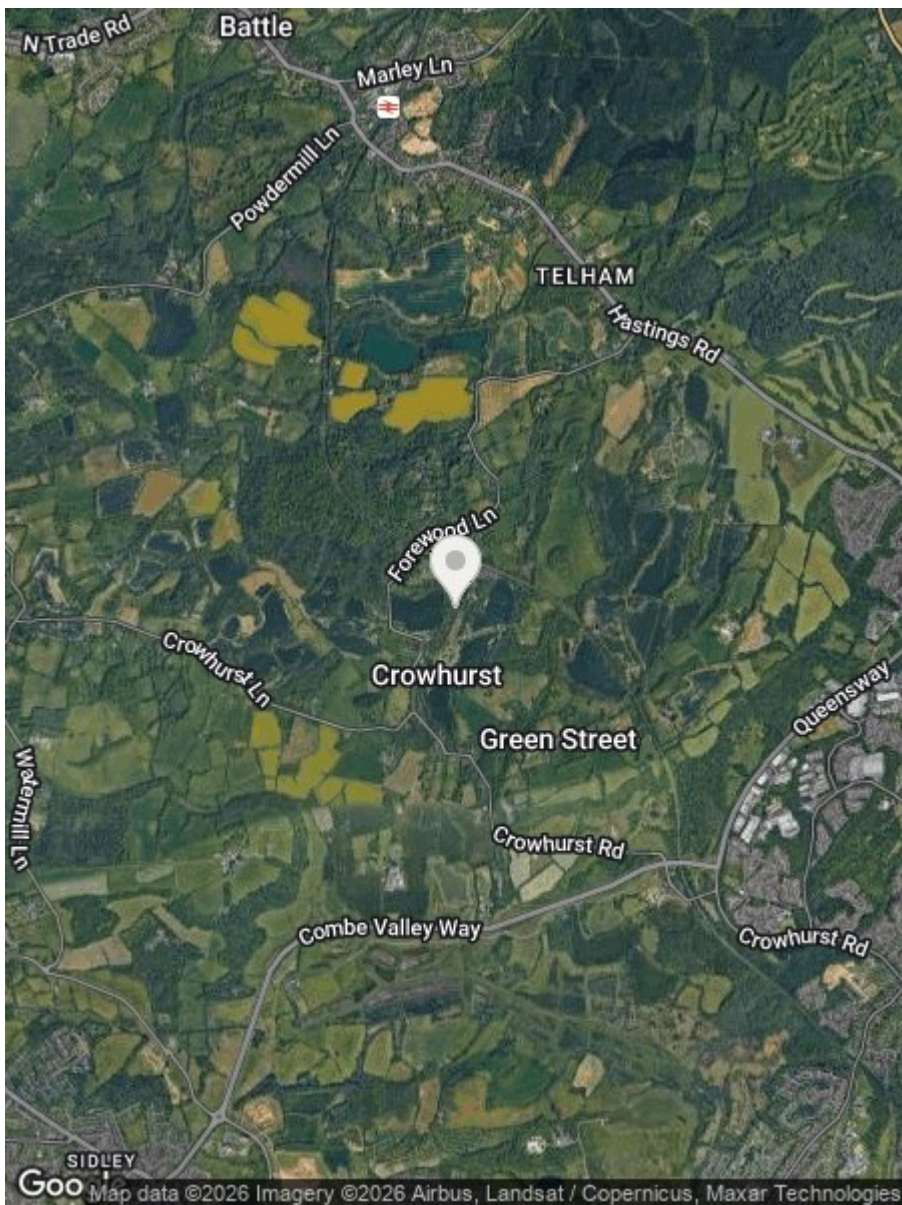
26.1 m²

281 ft²

(1) Excluding balconies and terraces

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	63	66
(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 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	

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 – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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Residential Estate Agents
Lettings & Property Management



88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk