

Reeves Cottage Kane Hythe Road, Battle, East Sussex TN33 9QU
Guide Price £900,000 Freehold

****GUIDE PRICE £900,000-£1,000,000****

Set within approximately 1.75 acres (tbv) on the semi-rural fringes of Battle, this delightful detached farmhouse enjoys complete privacy behind electric timber gates, with a long driveway sweeping past the ménage and lawned field, both bounded by handsome chestnut post and rail fencing, before arriving at a further gravelled driveway accessed via its own timber five-bar gate. The gardens wrap generously around the property, enclosed by mature shrubbery and offering a former pond ripe for reinstatement, together with a brick-paved patio ideal for al fresco entertaining or simply savouring the peaceful, sun-soaked surroundings. Inside, the accommodation is light and airy throughout: the entrance hall leads to a reception lobby with a fireplace housing a wood burner, opening seamlessly to a conservatory with French doors onto the patio, while the living room impresses with its inglenook fireplace, wood burner and further French doors to the garden. An open-plan dining room and modern fitted kitchen, complete with a central breakfast bar and its own brick fireplace and wood burner, provide a wonderful hub for family life, with a rear lobby, separate downstairs shower room and generous utility room completing the ground floor. Upstairs, four bedrooms include a dual-aspect master with fitted wardrobes and a feature brick chimney breast, a second bedroom also with fitted wardrobes, and two well-appointed bathrooms, one with a walk-in shower and the other a freestanding bath enjoying lovely views across the land. Access is nearby to the tranquil beauty of Reeves Woods, while the historic Battle Abbey, bustling High Street and mainline station to London Charing Cross are all within easy reach, along with highly regarded schooling including Claverham, Battle Abbey, Vinehall and a range of popular local primary schools, making this a rare and enviable opportunity for family life in the heart of 1066 country.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

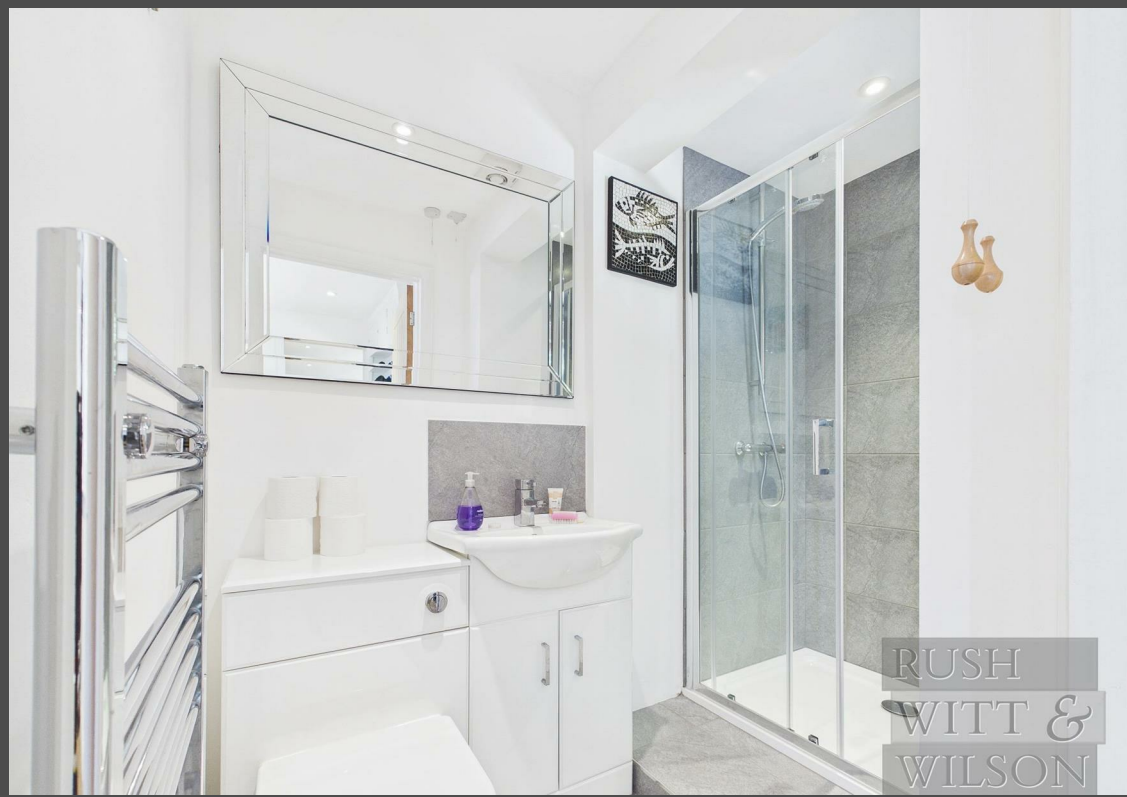

RUSH
WITT &
WILSON

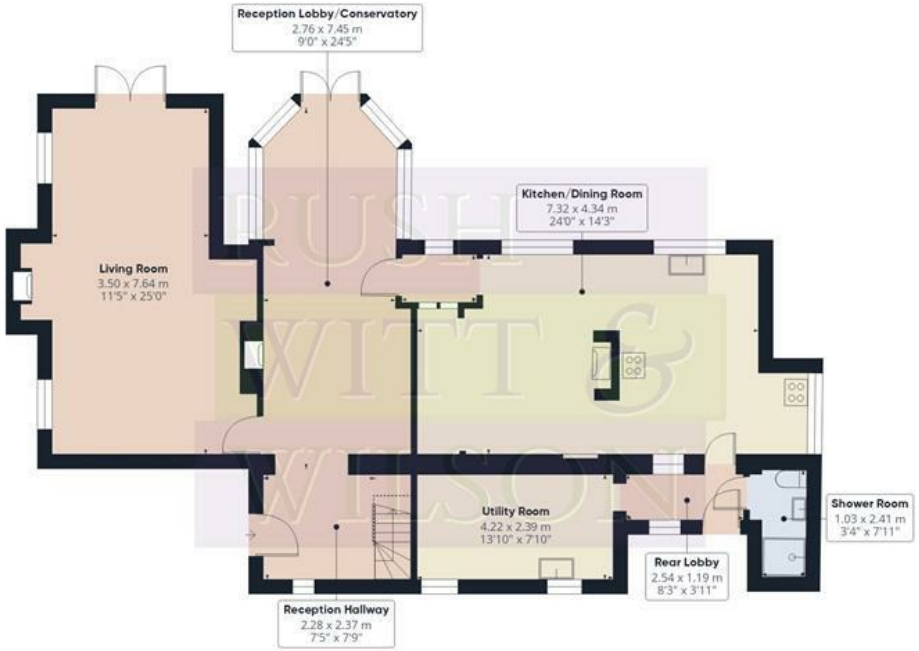

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


LIBERTY
NEW YORK
RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

194 m²

2088 ft²

Reduced headroom

0.8 m²

9 ft²

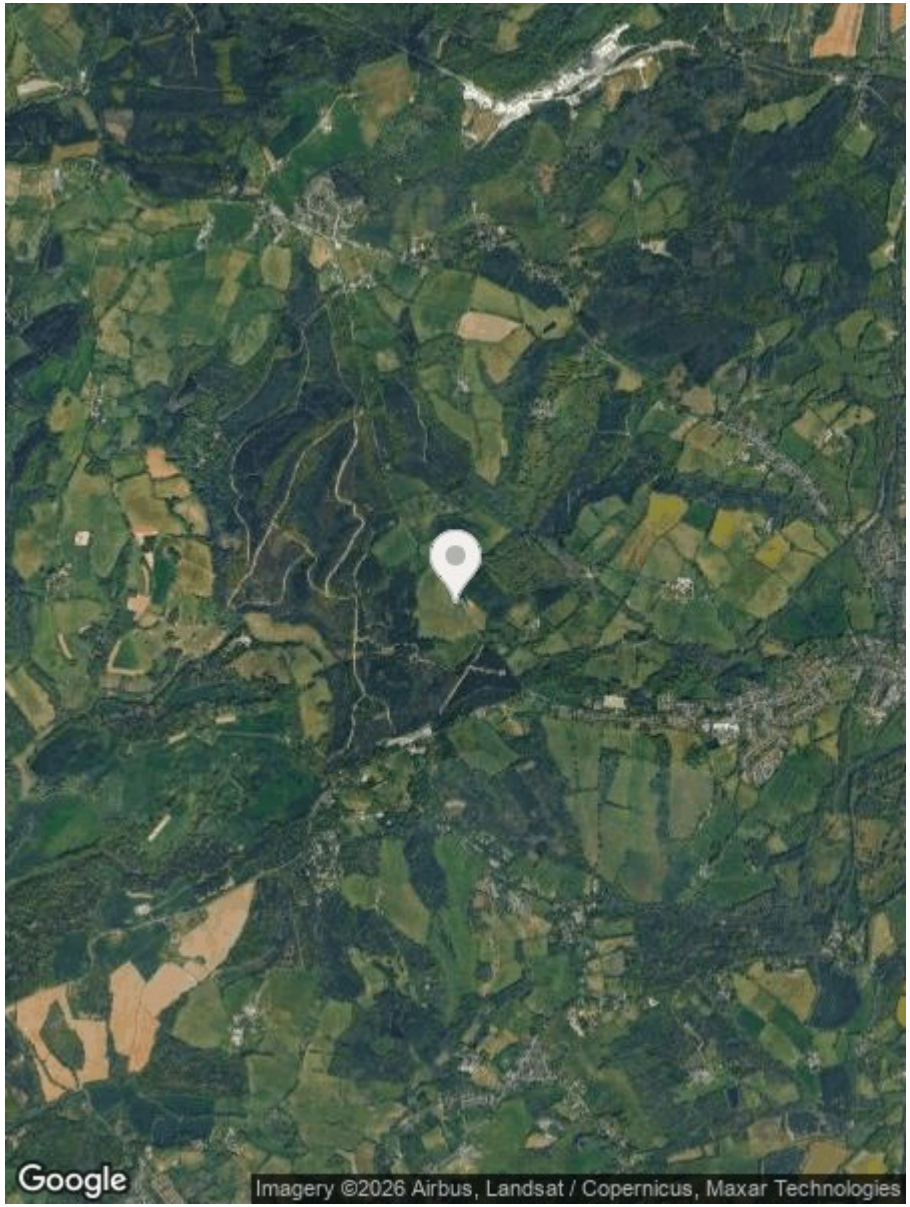
(1) Excluding balconies and terraces

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



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.

Important Notice:

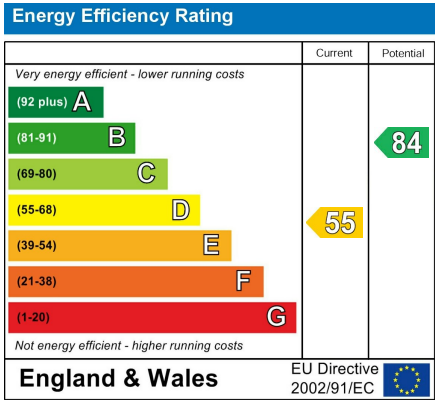
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

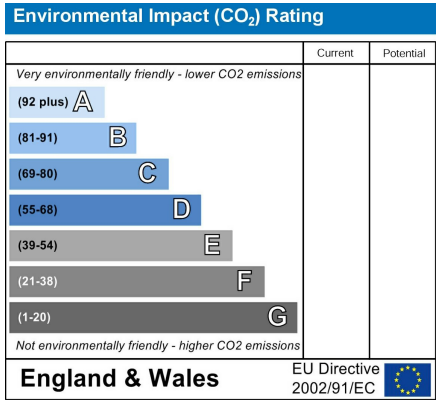
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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

The Property Ombudsman
Relocation agent network

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