

**RUSH
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WILSON**



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WITT &

Peppering Eye Farm Peppering Eye, Battle, East Sussex TN33 0ST
Guide Price £1,500,000 -£1,700,000

****GUIDE PRICE £1,500,000 to £1,700,000****

Wake to birdsong, pull on your boots and step straight onto the 1066 Country Walk and bridleway, with not a single public road to cross. This imposing detached Oast house sits on a private no-through lane in the High Weald Area of Outstanding Natural Beauty, yet the mainline station for London Charing Cross is just 1.5 miles away, and the bustling market town of Battle, with its shops, amenities and both private and public schools, is close by. Sympathetically extended and restored by the present owners, the house offers versatile, spacious accommodation that suits dual occupancy beautifully. A dual aspect drawing room with central fireplace and a roundel sitting room sit alongside two further reception rooms and a vaulted kitchen/dining room made for long lunches and lively gatherings, with a home office, walk-in pantry, boot room, utility and two cloakrooms. Upstairs, five bedrooms include a master with dressing room, served by a well appointed family bathroom, while the second floor roundel room offers scope for a further bedroom and bathroom, subject to consents. Outside is where the lifestyle truly unfolds. Spend weekends with ponies on four level paddocks, wander 5.06 acres (TBV) of gardens, ancient woodland carpeted with native bluebells in spring, and a natural pond, with a stream along the boundary. A characterful Tyler barn, numerous outbuildings and ample parking complete the picture. Planning permission for two holiday cottages from the former piggery (ref RR/2019/2249/P) offers a rare opportunity to create income or family accommodation. Nearby, the elegant Georgian Powdermills Hotel has been reimagined as Crafted at Powdermills, a design-led lifestyle hotel, wellness retreat and members' club









Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾

282.7 m²

3043 ft²

Reduced headroom

1.3 m²

14 ft²

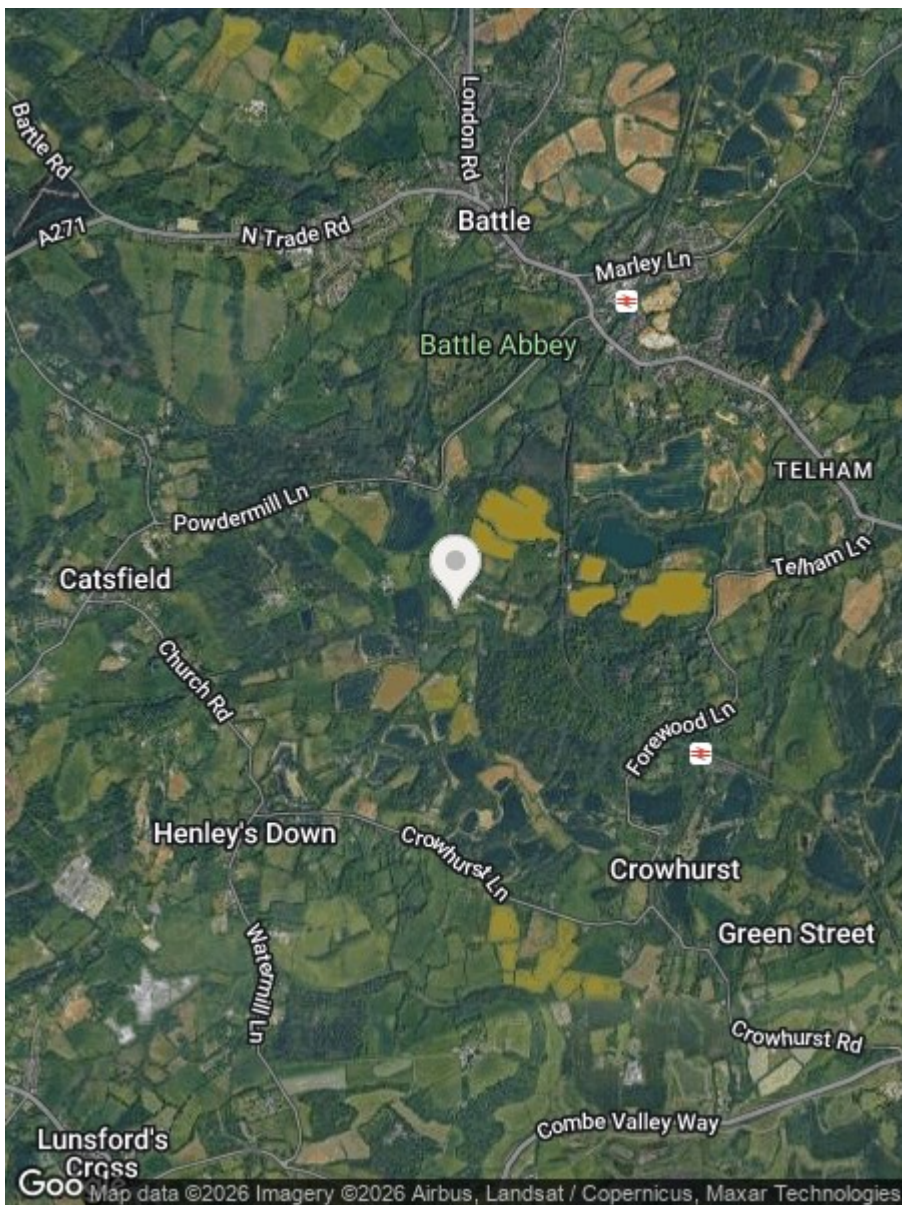
(1) Excluding balconies and terraces

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	

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 - 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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Residential Estate Agents
Lettings & Property Management



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