

**RUSH  
WITT &  
WILSON**



**Bowmans Battle Hill, Battle, East Sussex TN33 0BN  
£825,000**

**Rush Witt & Wilson are proud to present to the market this substantial extended executive family home. It is situated within easy reach of Battle mainline railway station which serves a direct route to London Charing Cross whilst also being within a short walk of Battle High Street.**

**Internally the property is incredibly well proportioned with an entrance porch, entrance hall, sitting room, dining room, farmhouse style kitchen/breakfast room, cloakroom, utility, four good size bedrooms, family bathroom and en-suite shower room. The extension could easily be separated to provide self contained separate living accommodation with a spacious sitting room, snug, reception two, use of the utility space for kitchen, first floor bedroom and bathroom.**

**Outside lawned gardens are screened by established tree lined borders, with ample off road parking via a bloc paved driveway and detached double garage.**

**An internal viewing comes highly recommended via appointed sole agents Rush Witt & Wilson.**



A beautifully landscaped walk way leads to the front of the property, with composite door leading into:

#### **Entrance Porch**

Double glazed leaded windows to the front aspect, coir matting and doors leading through into:

#### **Entrance Hallway**

16'66 x 8'68 (4.88m x 2.44m)

Single glazed opaque windows to the front aspect providing borrowed light from the entrance porch, under stairs storage cupboard, engineered wood flooring, radiator, stairs leading to the first floor.

Doors off to the following:

#### **Living Room**

13'41 x 25'90 (3.96m x 7.62m)

Dual aspect with large double glazed leaded window to the front aspect, large set of double glazed uPvc sliding doors to the rear aspect overlooking the garden, three radiators, wall mounted feature fire and laid to carpet.

Double doors leading through to:

#### **Dining Room**

11'91 x 14'54 (3.35m x 4.27m)

Double glazed leaded window to the rear aspect overlooking the rear garden, radiator and continuation of the engineered wood flooring from the hallway.

#### **Kitchen / Breakfast Room**

14'41 x 12'31 (4.27m x 3.66m)

Double glazed leaded window to the rear aspect overlooking the rear garden, cast iron column radiator, opening through to the utility room (described later) and wood flooring.

Range of matching wall and base mounted units with granite worksurfaces over and a granite splash back, space for range style cooker with extractor over, space for American style fridge freezer, integrated washing machine, integrated dishwasher and under counter ceramic butler sink with mixer tap over.

#### **Utility Room**

11'53 x 6'88 (3.35m x 1.83m)

Double glazed leaded window to the rear aspect, radiator, tiled flooring and solid wood barn style door leading out to the rear garden. Furthermore a range of matching wall and base mounted units with worksurfaces over and a tiled splashback, inset stainless steel sink with side drainer and mixer tap and space and plumbing for multiple white goods.

#### **Reception Room**

16'11 x 15'66 (5.16m x 4.57m)

Double glazed uPvc leaded French doors with adjacent windows to either side, radiator, storage cupboard and continuation of the

engineered wood flooring from the hallway.

Door leading through to:

#### **Reception Room**

22'36 x 8'85 (6.71m x 2.44m)

Double glazed leaded bay window to the front aspect, radiator, feature fireplace, continuation of the engineered wood flooring, under stairs storage cupboard and stairs leading up to the secondary landing and doorway to the utility room. (described later)

#### **Downstairs w/c**

Low level w/c with concealed cistern, matching vanity unit with inset wash hand basin, heated towel rail, part tiled walls and laminate flooring.

#### **First Floor**

Large open carpeted landing with double glazed leaded window to the front aspect, radiator and loft hatch access.

Doors off to the following:

#### **Bedroom One**

13'44 x 16'16 (3.96m x 4.88m )

Double glazed window to the rear aspect, radiator, large floor to ceiling built in wardrobes and laid to carpet.

Door leading through to:

#### **En-Suite Shower Room**

Double glazed opaque window to the rear aspect, heated towel rail, tiled walls, tiled floor, vanity unit with inset wash hand basin with drawers beneath, low level w/c, quadrant Aqualux shower enclosure with thermostatic controls and multiple body jets.

#### **Bedroom Two**

13'40 x 10'42 (3.96m x 3.05m)

Double glazed window to the rear aspect, radiator, built in floor to ceiling wardrobes and laid to carpet.

Door leading through to:

#### **En-Suite Shower Room**

Double glazed opaque window to the rear aspect, part tiled walls, vinyl flooring, pedestal wash hand basin, low level w/c, radiator and shower enclosure with electric Triton shower.

Additional doorway leading through to the secondary landing.

#### **Bedroom Three**

15'63 x 10'18 (4.57m x 3.05m)

Double glazed window to the front aspect, floor to ceiling built in wardrobes, radiator and laid to carpet.

#### **Bedroom Four**

13'46 x 7'30 (3.96m x 2.13m)

Double glazed window to the front aspect, floor to ceiling built in wardrobes, radiator and laid to carpet.

#### **Family Bathroom**

Double glazed opaque window to the rear aspect, heated towel rail, part tiled walls, tiled floor, pedestal wash hand basin, low level w/c and L shaped panel enclosed bath with thermostatic shower over.

#### **Secondary Landing**

Laid to carpet with loft hatch access.

Doors leading through to both the Jack and Jill En-Suite and bedroom five.

#### **Bedroom Five**

11'89 x 8'82 (3.35m x 2.44m)

Double glazed window to the front aspect, radiator, built in wardrobes and laid to carpet.

#### **Outside**

#### **Off Road Parking**

A large heritage style block paved driveway leads up to the property providing ample off road parking for multiple vehicles, with a further in and out area for turning.

#### **Double Garage**

The double garage is detached from the property with up and over door, light and power.

#### **Gardens**

The gardens are a particular feature of this property, with the frontage being a good distance from entry, with lawned gardens to either side of the driveway, brick built raised borders housing hedgerow that further encloses the front terrace of the property. This additionally leads to the side of the property which provides access to the rear garden.

The rear garden features a beautiful terrace to the immediate rear, with close board timber fencing providing privacy, large area of lawn with mature hedgerow and trees.

#### **Agents Notes**

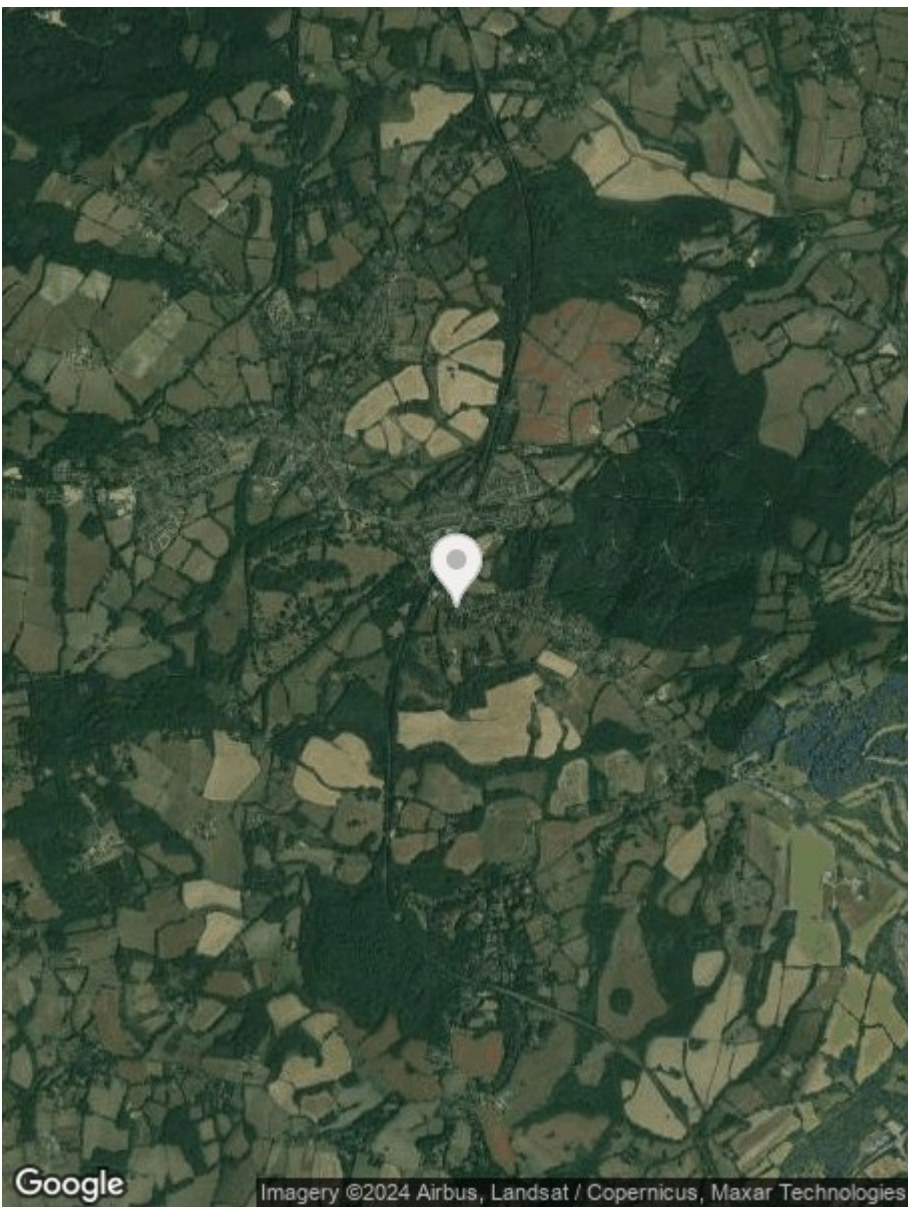
None of the services or appliances mentioned in these sale particulars have been tested.

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 G

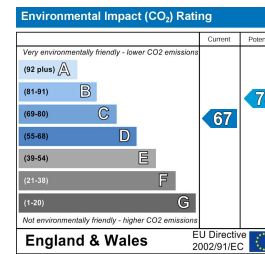
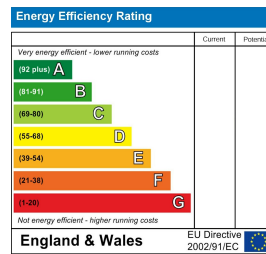






TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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