RUSH WITT & WILSON

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Lettings & Property Management

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Oakleigh, 6 Woodland Way, Battle, TN33 9AP

£680,000

Set back from the road in a quiet corner of Crowhurst, this substantial five bedroom detached chalet style home enjoys outstanding views over the village and out across the surrounding farmland, and comes with a rare bonus: an additional parcel of land beyond the garden, ripe for a swimming pool, tennis court, or simply space for children to roam. Inside, the heart of the home is a generous 20ft living room with a brick fireplace and wood burning stove, opening through double sliding doors to a bright conservatory that frames far reaching views over the fields. The kitchen, family room and dining room flow together in an easy open plan arrangement, ideal for entertaining, while a separate utility room and four ground floor bedrooms, including one with its own French doors onto the garden, add real flexibility for family living. Upstairs, a fifth bedroom with en-suite bathroom and eaves storage offers a private retreat away from the rest of the household. Outside, a beautifully kept and largely level rear garden features a decked patio and well tended lawn, with garage and off road parking for several vehicles completing the picture. The property is fitted with solar panels and an air source heat pump, contributing to lower running costs and impressive energy efficiency. A further detached two bedroom dwelling stands to the side of the property, offering exciting potential as an annexe for extended family or as a holiday let, and is available by separate negotiation. All this within walking distance of Crowhurst's recreation ground, well regarded schools, a popular village pub, and the mainline railway station with fast links to London.

Entrance Hall
5'6 x 6'6 (1.68m x 1.98m)

Hallway
6'1 x 10'6 (1.85m x 3.20m)

Bedroom
11'10 x 10'7 (3.61m x 3.23m)

Bedroom
9'11 x 9'10 (3.02m x 3.00m)

Bedroom
11'11 x 9'8 (3.63m x 2.95m)

WC
5'6 x 2'9 (1.68m x 0.84m)

Bedroom
11'5 x 17'8 (3.48m x 5.38m)

Hallway
6'1 x 2'9 (1.85m x 0.84m)

Living Room
18'9 x 19'11 (5.72m x 6.07m)

Conservatory
18'9 x 9'9 (5.72m x 2.97m)

Bathroom
10'1 x 5'10 (3.07m x 1.78m)

Hallway
9'2 x 4'2 (2.79m x 1.27m)

Kitchen
12'1 x 10'4 (3.68m x 3.15m)

Family Room
10'0 x 11'10 (3.05m x 3.61m)

Dining Room
9'8 x 10'9 (2.95m x 3.28m)

Utility Room
9'6 x 8'6 (2.90m x 2.59m)

First Floor

Bedroom
25'10 x 10 (7.87m x 3.05m)

Bathroom
7'3 x 10'3 (2.21m x 3.12m)

Garage
9'2 x 27'2 (2.79m x 8.28m)

Agents Note
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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Floor 0



Floor 1





Floor 2

Approximate total area(1)

226.1 m²

2436 ft²

Reduced headroom

5.8 m²

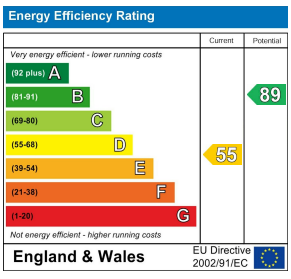
63 ft²

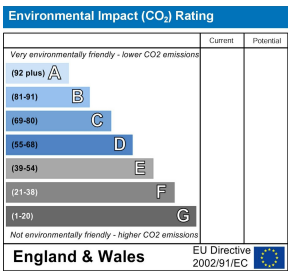
(1) Excluding balconies and terraces

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





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