Willow Dene Meadow Lane, Battle, TN33 0RF
Offers In Excess Of £650,000 Freehold

Enjoying far reaching rural views from a quiet private side road, this versatile detached chalet bungalow sits within a select enclave of just six homes, yet remains within walking distance of the village centre. Spacious, light and beautifully presented, it has been finished to a high standard following a complete remodel three years ago, including a full downstairs rewire, new plumbing and underfloor heating to the kitchen, a new boiler, new upstairs bathroom and downstairs shower room, replacement windows and doors to the rear of the kitchen, study and shower room, entirely new flooring, a new porch and a replacement driveway with parking for several vehicles. Step through the porch into the reception hallway, which flows through to a fabulous triple aspect kitchen/dining room and a picturesque double aspect living room, both with doors onto the decked terrace with storage beneath, The hallway also gives access to a shower room and two further downstairs rooms which can be used as a study/gym and further reception room/bedroom, plus stairs to a galleried landing. Upstairs, the landing is a lovely spot to sit and enjoy, giving access to three eaves double bedrooms and a family bathroom, two with double aspect windows and those same far reaching views. Outside the driveway leads, via gated access on both sides of the property, to the rear garden that is magnificent. There is a workshop and shed, a lawn divided by a flower border which leads down, via a wild area with three new fruit trees, to a greenhouse and vegetable beds. Within walking distance of the public inn, village shop and post office, village hall, church, gp surgery and pharmacy, primary school and country walks, and a short drive from Battle with its mainline station, famous Abbey, renowned schooling including the Claverham catchment, and further amenities, this is a spacious, private and tranquil home with real homely appeal.

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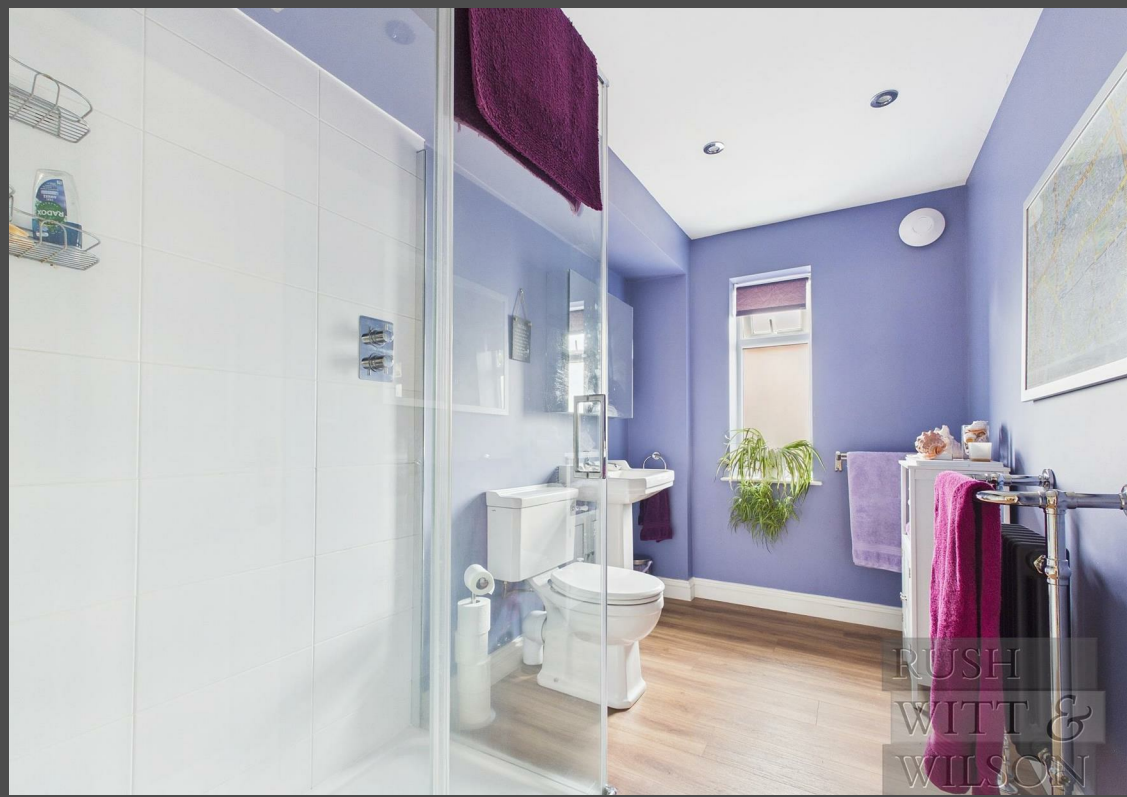
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Floor 0

Floor 1

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Approximate total area(1)

161.3 m²

1737 ft²

Reduced headroom

6.8 m²

73 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.

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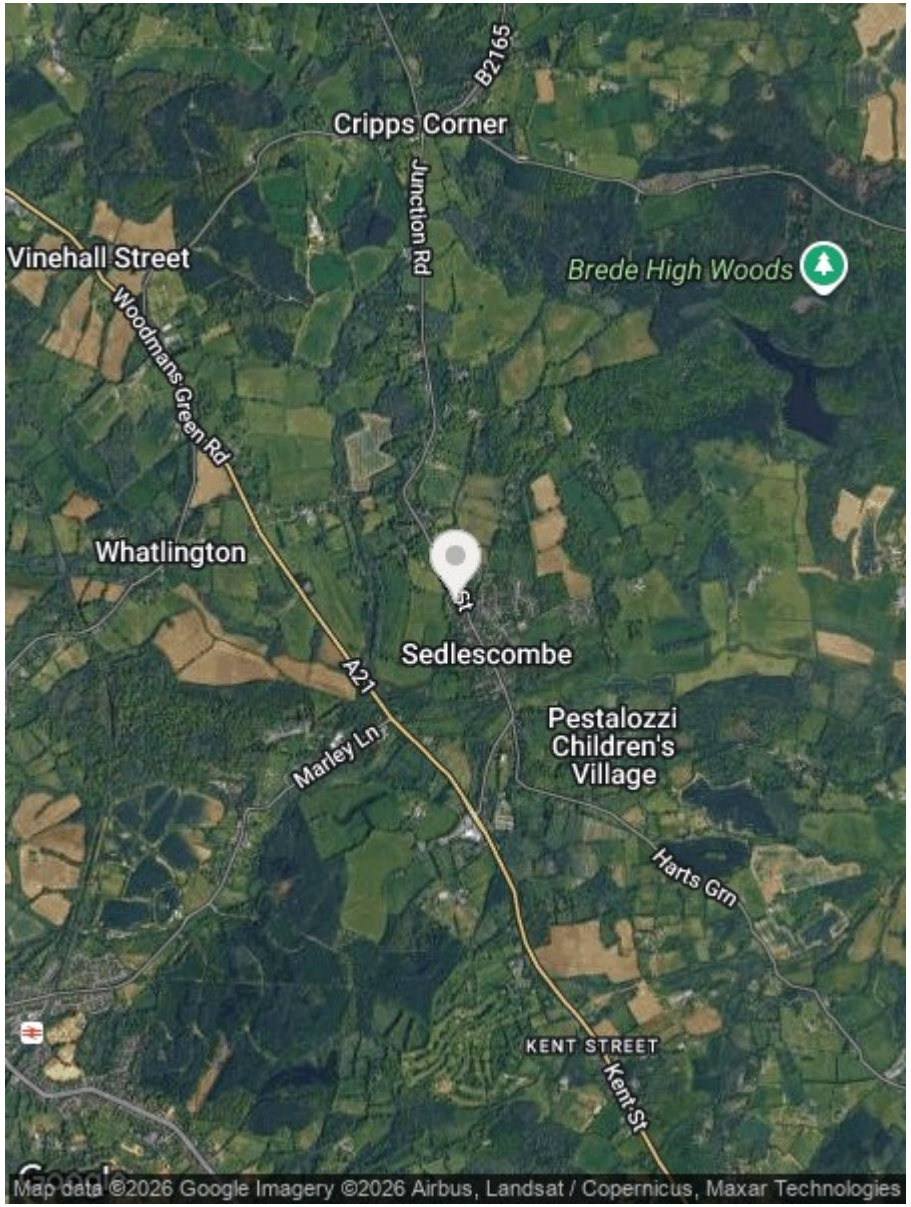

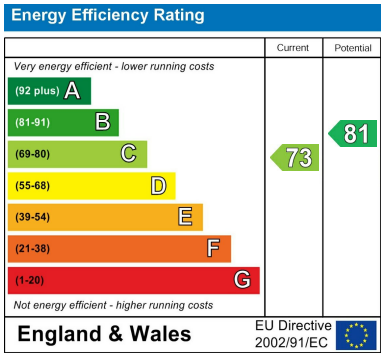

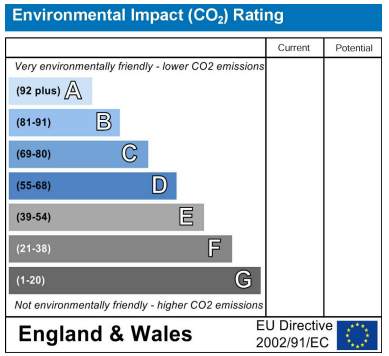

Council Tax Band - TBA

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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