

**RUSH
WITT &
WILSON**



Horseshoe Cottage Brownbread Street, Battle, East Sussex TN33 9NX
Guide Price £800,000 Freehold

*****GUIDE PRICE £800,000 - £875,000*****

An attractive and extended Grade II Listed semi-detached cottage, set in the heart of Ashburnham, offering character, space, and versatile grounds. This beautifully renovated period home enjoys a rural yet not isolated setting, nestled behind a gated entrance with a large gravel driveway, detached garage, and approximately 2.25 acres of land. Formerly used for equestrian purposes, including stables, an arena, and paddocks, the land offers superb potential for reinstatement or alternative use. The cottage is brimming with original charm, with exposed beams throughout, and boasts generous living space including a large sitting room with an inglenook fireplace and secondary log burner, a spacious kitchen/dining room, and a dedicated study/home office. There are three double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe (which offers potential to convert into an en suite, subject to planning), and a large family bathroom. In addition, the generous loft room features a shower room and presents further potential as a fourth bedroom (STP). To the rear is a delightful courtyard area, with steps leading to the main gardens and grounds, all of which enjoy stunning countryside views. A rare opportunity to acquire a charming home with space, privacy, and flexibility—ideal for equestrian enthusiasts or those seeking a lifestyle in a quintessential Sussex village setting.

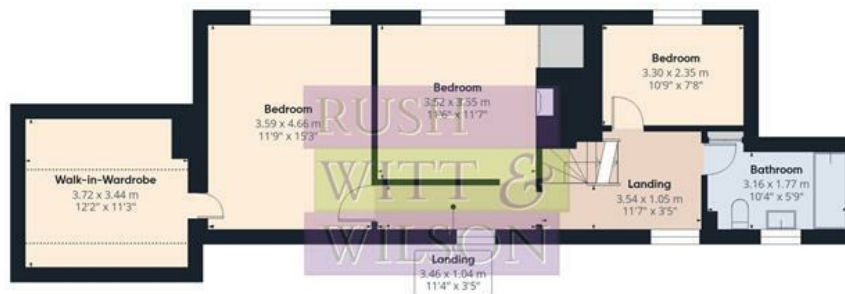




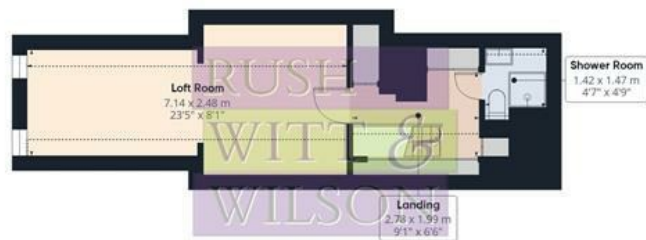




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

192.1 m²

2070 ft²

Reduced headroom

15.2 m²

164 ft²

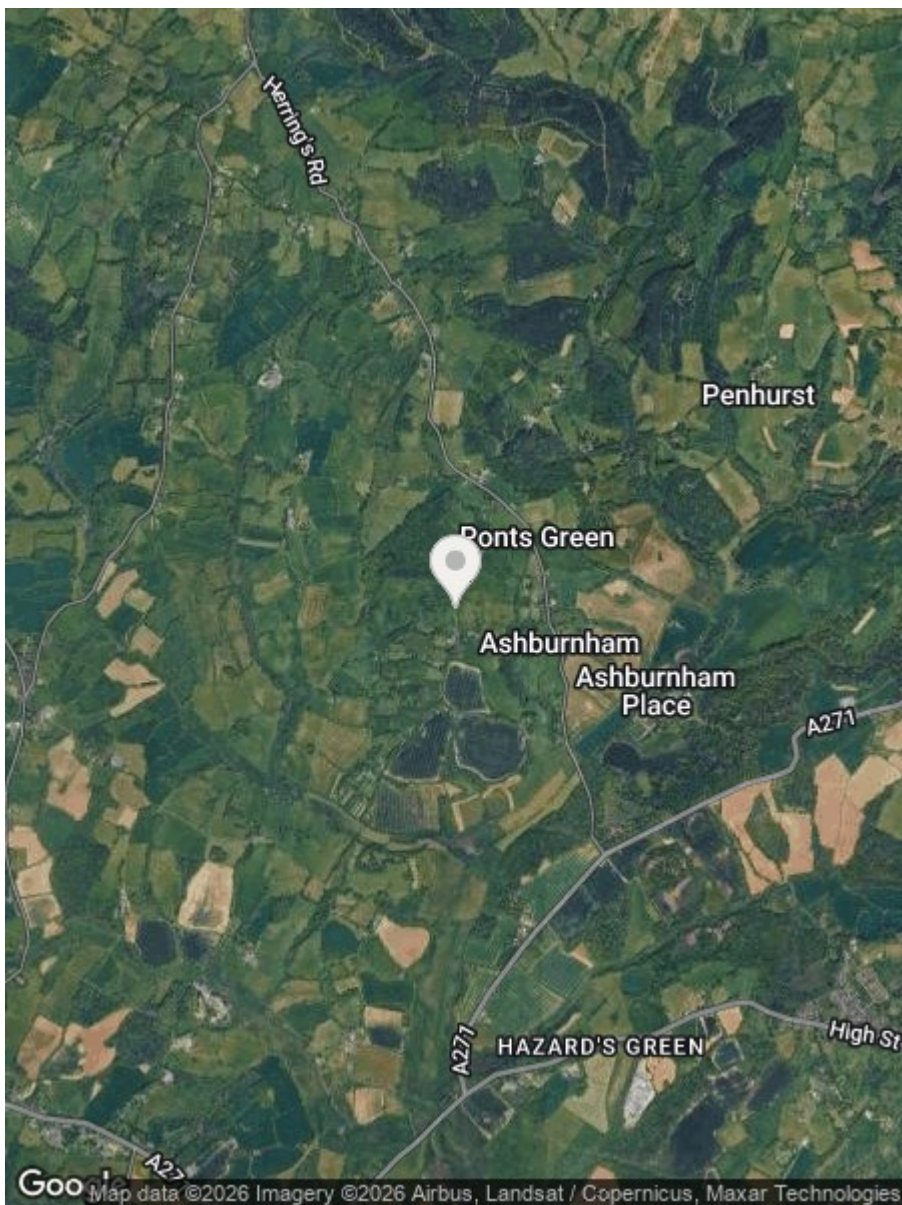
(1) Excluding balconies and terraces

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	44	58
(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	

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 – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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