

**RUSH
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**Undermill Caldbec Hill, Battle, East Sussex TN33 0JS
£1,100,000 Freehold**

Privately positioned in an elevated spot with far-reaching countryside views, this large detached and thoughtfully extended home offers rare privacy, space and convenience just a short walk from Battle High Street yet tucked well away from sight. Set behind mature trees and hedging, the generous gravel driveway provides ample parking and leads to a substantial double garage (fitting up to three vehicles) with overhead storage. The wraparound gardens are beautifully landscaped and cleverly zoned, with a hard landscaped patio, decked seating area, BBQ terrace, wood burner spot, and slabbed pathways each perfectly placed to enjoy the sun and sweeping views. Inside, a bright galleried entrance hall leads to a spacious double-aspect lounge with log burner, and a second reception room ideal as a home study or double bedroom. The showpiece is the expansive open-plan kitchen/dining/seating area, where the views hit you the moment you walk in, framing the garden and rolling countryside beyond. The modern bespoke hand built kitchen features a large central island, and the dining area opens directly to the rear garden through sliding patio doors. Off the dining area, a further reception/snug enjoys a rear window and French doors to the side, creating a lovely double aspect with direct garden access. Additional ground floor features include a utility room, shower room, and full-length side access hallway. Upstairs are four double bedrooms. The main bedroom features a Juliet balcony with breath-taking elevated views an ideal start and end to the day and a generous en suite. The second bedroom also enjoys those far-reaching outlooks, while the third is bright and spacious. The fourth bedroom offers quirky charm with its eaves space perfect as a reading nook, playroom or creative corner. A large family bathroom includes both a walk-in shower and separate bath. Uniquely remodelled and extended, this is a wonderfully versatile home that delivers on lifestyle, outlook and location.







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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

249 m²

2683 ft²

Reduced headroom

9.8 m²

106 ft²

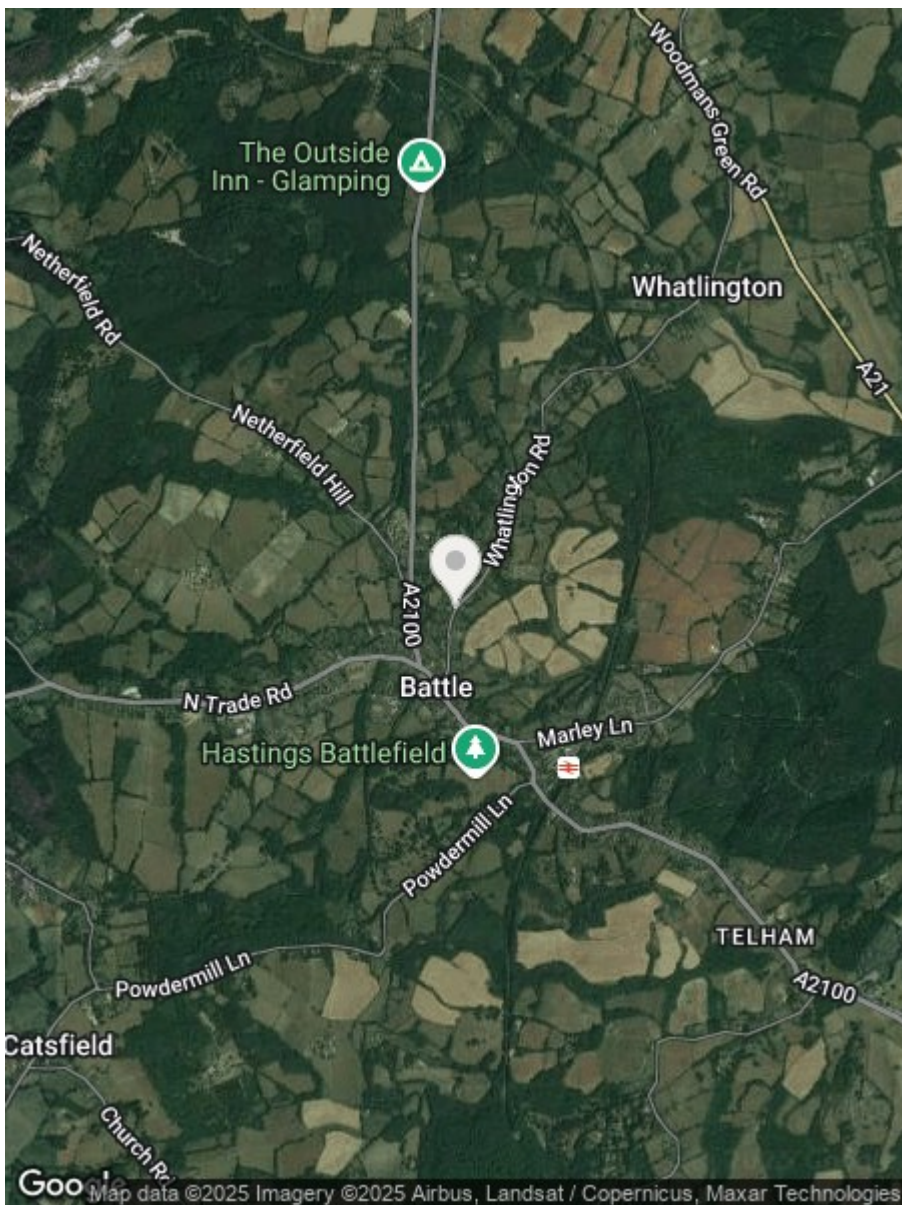
(1) Excluding balconies and terraces

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	

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

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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