

**RUSH
WITT &
WILSON**



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Oakleigh, 6 Woodland Way, Battle, TN33 9AP
£999,950 Freehold

A rare and truly special opportunity to acquire a spacious five-bedroom detached chalet bungalow in the picturesque heart of Crowhurst, now offered with a charming two-three bedroom detached annexe (formerly a converted garage), ideal for multigenerational living, visiting family, or as a potential holiday let to generate additional income. Set at the end of a private road, this impressive home enjoys panoramic countryside views and a wonderfully private, tranquil setting, offering the perfect balance of seclusion and convenience. The generous and versatile accommodation is arranged over two floors, comprising a bright and welcoming 20ft living room, a well-appointed kitchen/dining/family room, a conservatory overlooking the garden, separate utility and dining rooms, four ground-floor bedrooms, a bath/shower room, and cloakroom/wc, with a principal bedroom and en-suite bathroom to the first floor. Externally, the property is complemented by beautifully landscaped gardens with patio seating areas, established lawns, and an additional section of land to the rear, offering exciting potential for further leisure use such as a swimming pool or tennis court (subject to the necessary consents). There is also an integral garage and ample off-road parking for multiple vehicles. The annexe provides excellent independent accommodation, further enhancing the flexibility of the property and its appeal for a variety of buyers. Energy efficiency is enhanced by solar panels and an air source heat pump, supporting modern, sustainable living. Conveniently positioned within walking distance of the village recreation ground, well-regarded local schools, amenities, a popular village pub, and a mainline railway station with links to London, this exceptional home offers an outstanding lifestyle opportunity. Early viewing is highly recommended to fully appreciate its space, setting, and versatility.









Floor 1

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Approximate total area⁽¹⁾

175.2 m²
1888 ft²

Reduced headroom

1 m²
11 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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Bathroom
2.23 x 3.13 m
7'3" x 10'3"

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Bedroom
7.88 x 3.05 m
25'10" x 10'0"

Floor 2

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Approximate total area⁽¹⁾

27.5 m²
296 ft²

Reduced headroom

4.8 m²
52 ft²

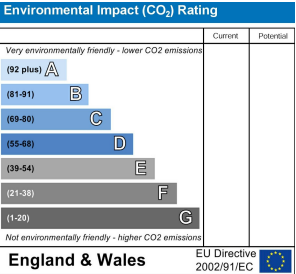
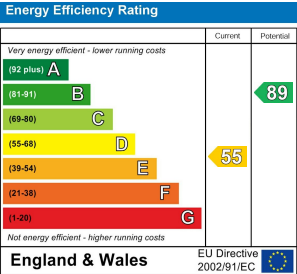
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft.

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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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**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**