

**RUSH
WITT &
WILSON**



**Cherry Orchard, Canadia Road, Battle, East Sussex TN33 0LR
Offers In The Region Of £1,000,000**

Rush Witt and Wilson are delighted to market this impressive detached residence which consists of a generous 5000sqft+ of accommodation set in a semi-rural location to the outskirts of Battle Town centre and set within a half acre plot. Located in easy reach of the excellent local state and private school and a mainline station to London Charing Cross.

On entering this stunning property your immediately aware of the imposing proportions from the 25ft reception hall with a central split staircase opening to a galleried landing with programmable lighting and porcelain tiled floor. The dual aspect sitting room has an open chimney and access onto an elevated terrace that is also accessible from the dining room, which in-turn leads into the well appointed kitchen with a utility and boiler room. There is a further reception room/games room and shower room. Five bedrooms occupy the first floor, the master having a walk-in wardrobe and en-suite, with three further en-suites and a family bathroom.

The entire property benefits from underfloor heating, high ceilings with attractive coving, gas fired central heating and mains drains

The gardens extend to 0.5 acres and wraps around the property with a leveled lawn and private decked seating area to the rear, steps then lead up to an orchard. There is ample parking and footings for a triple garage.

It is also worth noting that there is planning for an attached two bedroom annexe, if further accommodation or dual occupancy is required. (ref RR/2019/231/P)



Property is approached via a pea shingle driveway providing ample parking leading to a veranda with exterior lighting and door into:-

Grand Reception Hall

25'4 x 13'4 (7.72m x 4.06m)

On entering this room you are immediately presented with the scale and grand proportions of this property with a stunning central split staircase leading you eye up to the galleried landing, with a combination of inset, wall and pendant lighting or programable with a combination of settings, attractive coving, porcelain tiled floor with under floor heating and windows to front aspect.

Games/Drawing Room

21'2 x 19'8 (6.45m x 5.99m)

Dual aspect double glazed windows to front and side aspect, wall and ceiling programmable lighting and under floor heating.

Sitting Room

31'7 x 19'11 (9.63m x 6.07m)

Enjoying a dual aspect via a double glazed windows to the front and with two sets of double glazed door with access out onto the elevated terrace, attractive coving, wall and ceiling lighting, fireplace with open chimney, underfloor heating, wired in speakers, return double doors to reception hall and to dining room.

Dining Room

19' x 13' (5.79m x 3.96m)

Dual aspect double via double glazed window to the rear and double doors leading onto the side terrace, ceiling lighting, attractive coving, underfloor heating and return doors to kitchen.

Kitchen

24'9 x 13'3 (7.54m x 4.04m)

Fitted with a comprehensive matching range of wall and base mounted units with granite work surface over, inset 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiled surround, space for range oven and American style fridge/freezer, integral dishwasher, double glazed window to rear aspect and double doors with rear access leading directly to a seating area under the veranda, ceiling, under and over unit lighting, porcelain tiled floor with under floor heating and door to :-

Utility Room

8'7 x 13'3 reducing to 5'1 (2.62m x 4.04m reducing to 1.55m)

Forming an 'L' shape fitted with base units with granite work surface over, inset stainless steel sink with mixer tap, space for washing machine and tumble dryer, porcelain tiled floor with underfloor heating, inset lighting, double glazed window with side aspect.

Boiler Room

Fitted with wall mounted gas fired boiler.

Inner Lobby 8'7 x 5'3

With cupboard housing connections for the underfloor heating which runs through-out the entire property and can be controlled by independent thermostats, cupboard housing one of two pressurised hot water cylinders, ceiling lighting and tiled floor,

Shower/Wet Room

11' x 6'1 (3.35m x 1.85m)

Fully tiled with a low level Geberit w.c, circular wash hand basin with mixer tap and wet room style shower with concealed fittings, fixed rainfall shower head and six body jests, inset lighting and double glazed door with side access.

First Floor

Gallaried Landing

23'2 x 16'2 (7.06m x 4.93m)

This stunning space is enhanced by the programable lighting and airing cupboard with hot water cylinder.

Master Bedroom

13'1 x 21' (3.99m x 6.40m)

Dual aspect double glazed windows with views to the side and the rear, ceiling lighting, underfloor heating, walk-in wardrobe with open shelving and hanging rails measuring 7'4 x 7'9.

En-suite Bathroom

9'3 x 10' (2.82m x 3.05m)

Fitted with a low level concealed Geberit w.c, double ended bath with Jacuzzi jests and concealed mixer tap and shower attachment, 'his' and 'her's' circular wash hand basins with hot and cold taps, and storage beneath, walk-in wet room style shower with fixed rainfall shower head, tiled floor, fully tiled walls, ceiling lighting and double glazed obscured window to side aspect.

Bedroom Two

17' x 19'5 (5.18m x 5.92m)

Dual aspect double glazed windows to the front and side, ceiling lighting, underfloor heating and built-in wardrobe with hanging rails and shelving.

En-suite Bathroom

11'4 x 6'5 (3.45m x 1.96m)

This well appointed suite comprises of a large inset Pegasus hydro massage bath with mixer tap and pull out shower attachment, concealed low level Geberit w.c, 'his and 'hers' wash hand basin with hot and cold taps, tiled floor, tiled walls and inset lighting.

Bedroom Three

12'6 x 17' (3.81m x 5.18m)

Double glazed dual aspect windows to the side and rear, ceiling and wall lighting and underfloor heating.

'Jack 'and 'Jill' Shower Room

12' x 17'11 (3.66m x 5.46m)

Fitted with a low level concealed Geberit w.c, wash hand basin with vanity unit beneath and mixer tap, large double headed shower with sliding door double fixed rainfall shower heads and directional body jets, tiled floor, tiled walls, double glazed obscured window to side aspect and jack and Jill access with a door to bedroom three and the landing.

Bedroom Four

11'7 x 16'6 (3.53m x 5.03m)

Double glazed dual aspect windows to front and side aspect, ceiling lighting, built-in wardrobe and underfloor heating.

En-suite Shower Room

Fitted with low level Geberit w.c, circular glass was hand basin with mixer tap, shower cubicle, with fixed rainfall and hand held shower attachments, tiled floor and walls, ceiling lighting and double glazed obscured window to side aspect.

Bedroom Five

9'1 x 16'7 (2.77m x 5.05m)

Double glazed windows to front aspect, ceiling lighting and underfloor heating.

Bathroom

11'2 x 13' to the max (3.40m x 3.96m to the max)

Well appointed suite comprising a low level Geberit w.c, inset double ended pegasus hydro bath with mixer tap and shower attachment, double wash hand basins with mixer taps, tiled floor, part tiled walls, ceiling lighting and double glazed obscured window to rear aspect.

Outside

Garden

The plot is 0.5 acres and wraps round the property. There is an elevated orchard to one side with a steps that lead down to a private decked seating area which is surrounded with mature hedgerow, trees and shrubs. This then opens on to a two tiered and levelled lawn with further flower borders. There is a covered veranda running round three sides of the property and this is elevated at the rear with a seating area.

Parking

There is ample of street parking easily fitting over six cars.

Triple Garage

There is planning for a triple detached garage, footings in place with potential to build.

Further Planning

There is further planning permission to construct an attached two bedroom self contained annexe. Please see ref RR/2019/231/P.

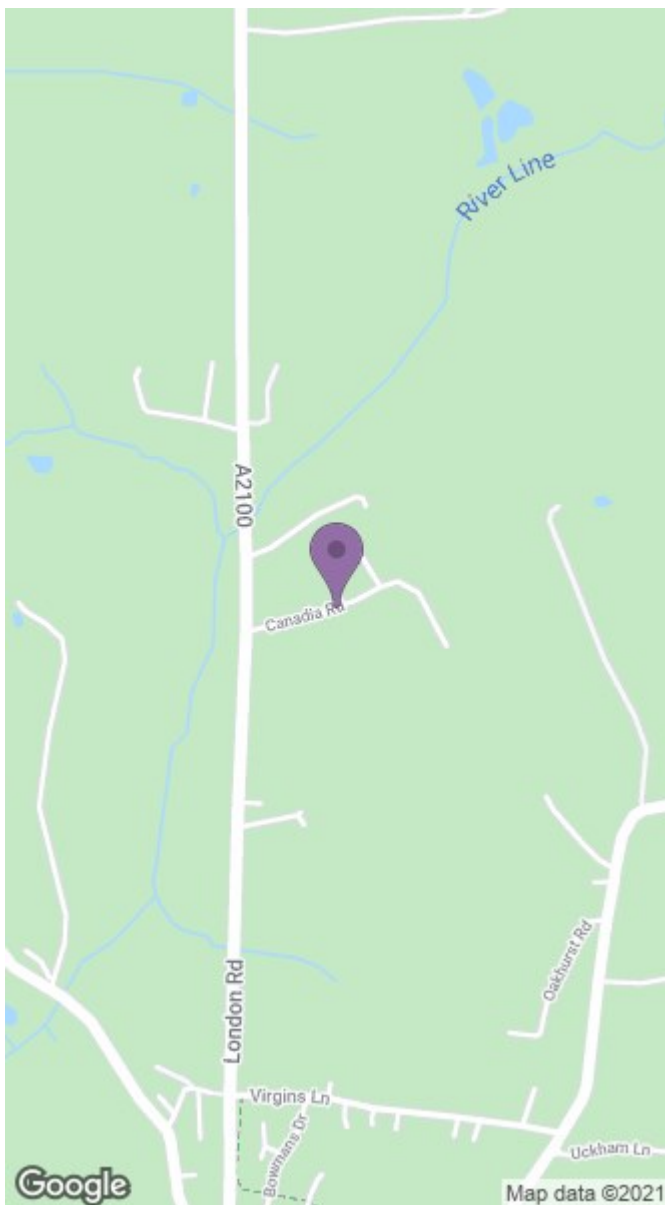
Agents Notes

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.







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