

**RUSH
WITT &
WILSON**



**1 Dorrells Cottages Woodmans Green Road, Battle, East Sussex TN33 0NR
£475,000**

Guide price of £475,000 - £500,000

Rush Witt & Wilson are proud to present to the market this beautifully presented semi detached cottage. The property is well appointed throughout, with a spacious four bedroom layout to the first floor. The cottage is set with a short drive of mainline train stations at Battle or Robertsbridge. Features include three reception rooms, farmhouse style kitchen, boot room, cloakroom, four bedrooms and family bathroom. The property has a wealth of character, being Grade II Listed, with a private gated front driveway and gardens providing ample off road parking for vehicles, within the private rear garden and brick built outbuilding, which is perfect for either workshop or home office conversion (subject to consent). Internal viewings are highly recommended via appointed sole agents.



Entrance Porch

Leading through to:

Sitting Room

15'11 x 12' (4.85m x 3.66m)

Double aspect, tv point, two radiators, carpet as laid.

Reception Room

12' x 12' (3.66m x 3.66m)

Window to front, open fireplace set on a natural stone and brick hearth, stairs rising to the first floor with cupboard set below, useful space ideal for a study area, radiator, useful built in storage cupboard with shelving, opening to:

Dining Room

12'9 x 11'11 (3.89m x 3.63m)

Large window overlooking the rear garden, door to garden, feature fireplace with exposed brick chimney breast, radiator, door leading through to:

Kitchen

14' x 8' (4.27m x 2.44m)

Window overlooking the rear garden, farmhouse style kitchen with a range of matching under-lit wall and base units with work surfaces over, space and plumbing for dishwasher, built in over with four ring hob, stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, integrated fridge and freezer, tiled floor, inset ceiling spotlights, understairs airing cupboard, cupboard housing Worcester boiler, exposed brick wall, door leading through to:

Rear Lobby/Boot Room

Quarry tiled floor, window to side, radiator, door leading out to the rear garden, door leading through to:

Cloakroom/WC

Window, low level wc, wash hand basin in vanity unit, wood panelling to the walls, tiled floor.

First Floor**Landing**

Access to loft space, exposed wall timbers, wall light, doors of to the following:

Bedroom One

12' x 12' (3.66m x 3.66m)

Window to front, radiator, cast iron feature fireplace with wooden surround and tiled hearth, built in wardrobe with hanging rail and shelving, carpet as laid.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Secondary glazed window to rear enjoying far reaching views over surrounding fields and countryside, radiator, inset ceiling lights, carpet as laid.

Bedroom Three

11'11 x 9' (3.63m x 2.74m)

Secondary glazed window to front, radiator, tv point, exposed wall timbers, carpet as laid.

Bedroom Four

8' x 5'11 (2.44m x 1.80m)

Velux style window, radiator, carpet as laid.

Bathroom

Secondary glazed window to rear, bath with mixer tap and shower attachment, wash hand basin, low level wc, original style radiator, exposed wall timbers, wooden panelling to the walls, inset ceiling lights.

Outside**Front Garden**

Substantial block paved driveway providing ample off road parking that is accessed via a timber gate, large area of lawn flanked by hedgerow, attractive Silver Birch trees, array of plant and flower borders.

Rear Garden

Paved terrace, patio area running the full width of the property, an attractive walled garden that is mowing laid to lawn flanked by an array of flower, plant and tree lined borders.

Outbuilding

22' x 10'10 (6.71m x 3.30m)

Brick built and considered ideal for a workshop or conversion to a home office, window overlooking the rear garden, light and power connected.

Side Garden

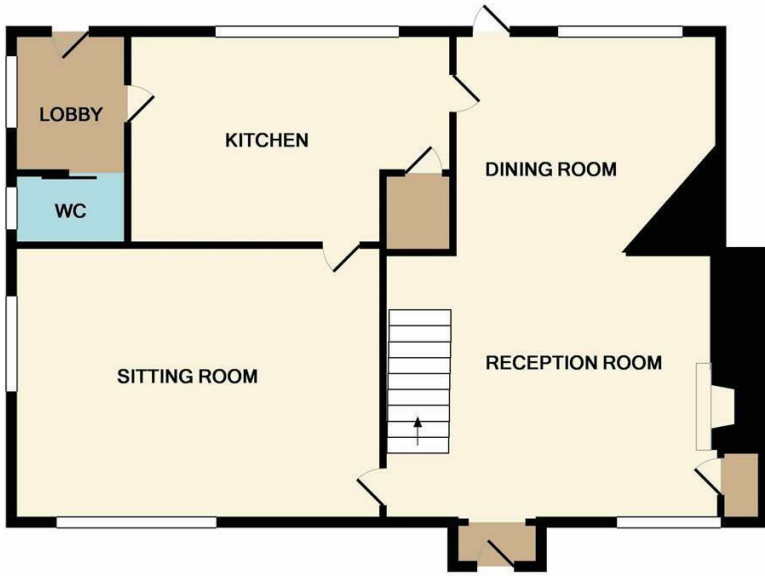
Block paved, flower and plant lined borders, gated access to the front driveway.

Agents Note

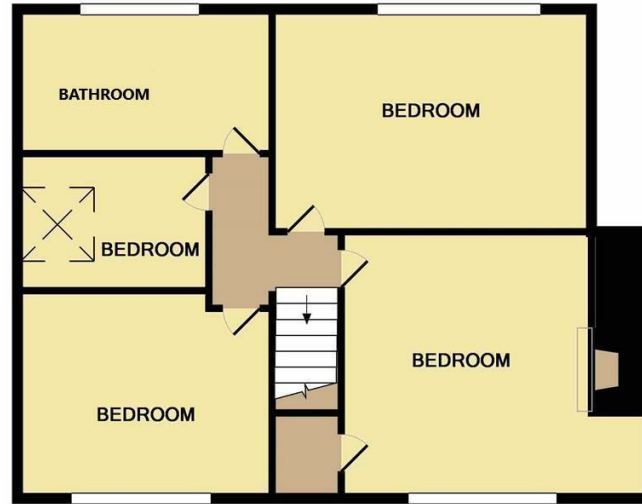
None of the services or appliances mentioned in these sale particulars have been tested.

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.





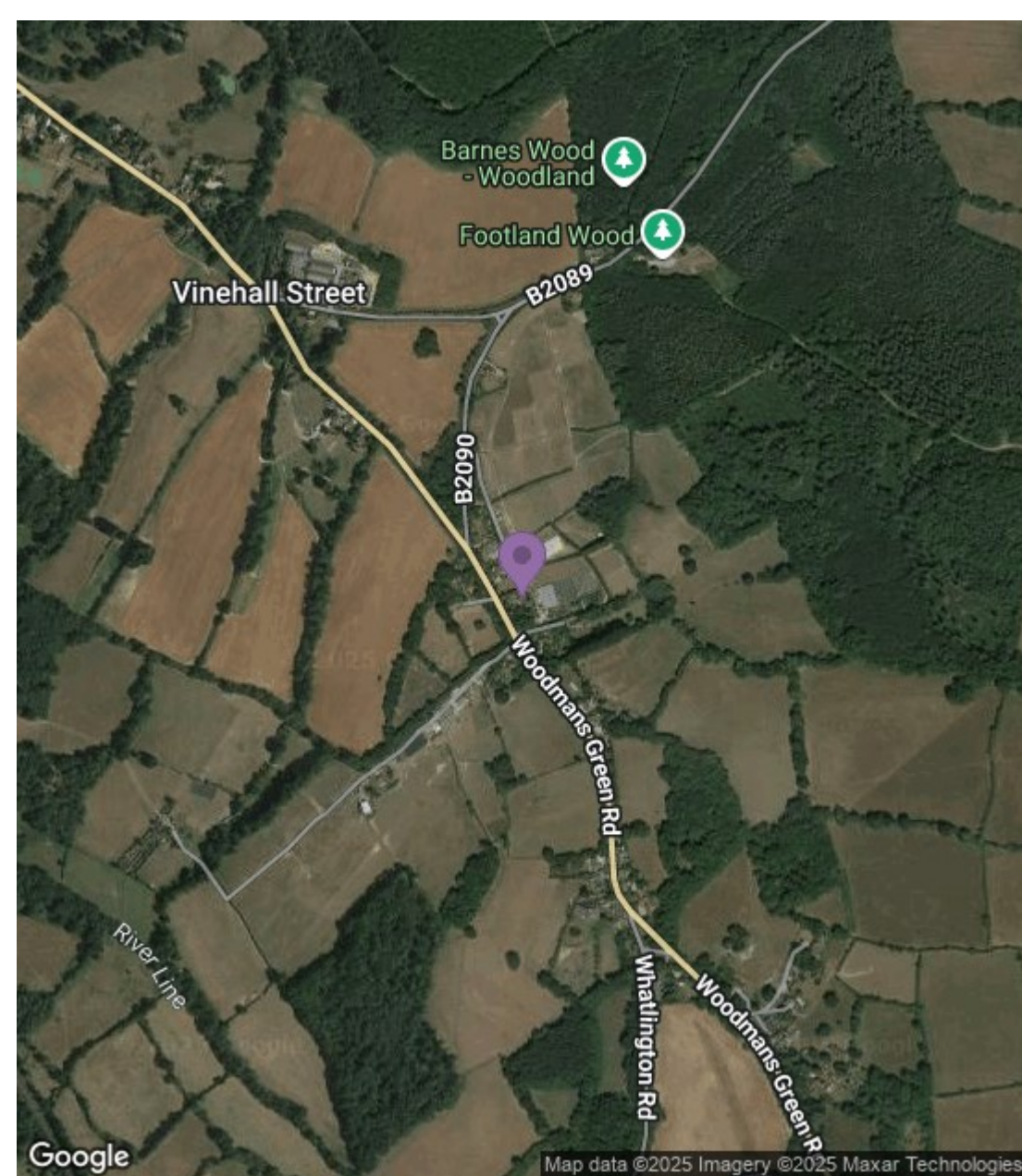
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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