

10 The Spinney, Battle, TN33 0UL
£525,000 Freehold

Welcome to The Weaver, a brand new four bedroom semi-detached family home forming part of Tapestry, Battle, brought to you by Rother DC Housing Company within this historic market town. At its heart is an open-plan kitchen/dining room with french doors leading straight out to the garden, made for busy mornings, shared meals and easy indoor-outdoor living come summer, while a bright and spacious living room at the front of the home offers a welcoming spot to switch off in the evenings. The fully integrated kitchen is finished with a Silestone worktop and sleek handleless units, bringing quality and style to everyday cooking, with a ground floor wc adding convenience for family and guests alike. Outside, the fully turfed garden includes a patio area, ideal for long summer evenings, weekend barbecues or simply watching the children play, with a private driveway and electric vehicle charging point completing the picture. Upstairs, four flexible bedrooms suit growing families, guests or a home office, with the principal bedroom enjoying a fitted wardrobe and its own en-suite, alongside a modern family bathroom finished with Porcelanosa tiling and warm Karndean flooring underfoot. Underfloor heating and an air source heat pump keep the home efficient and comfortable in every season. Beyond the front door, Battle offers a real sense of belonging, with independent shops and historic charm around the Abbey and High Street, families well served by Claverham Community College and local primary schools, and miles of rolling High Weald countryside on the doorstep for weekend walks, dog walks or simply blowing away the cobwebs. A mainline station keeps London within reach too, around ninety minutes away, for those who want the best of both worlds. Selected plots may also qualify for a Springboard Incentive to help subsidise your mortgage rate, terms apply.








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Floor 0



Floor 1



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Approximate total area(1)

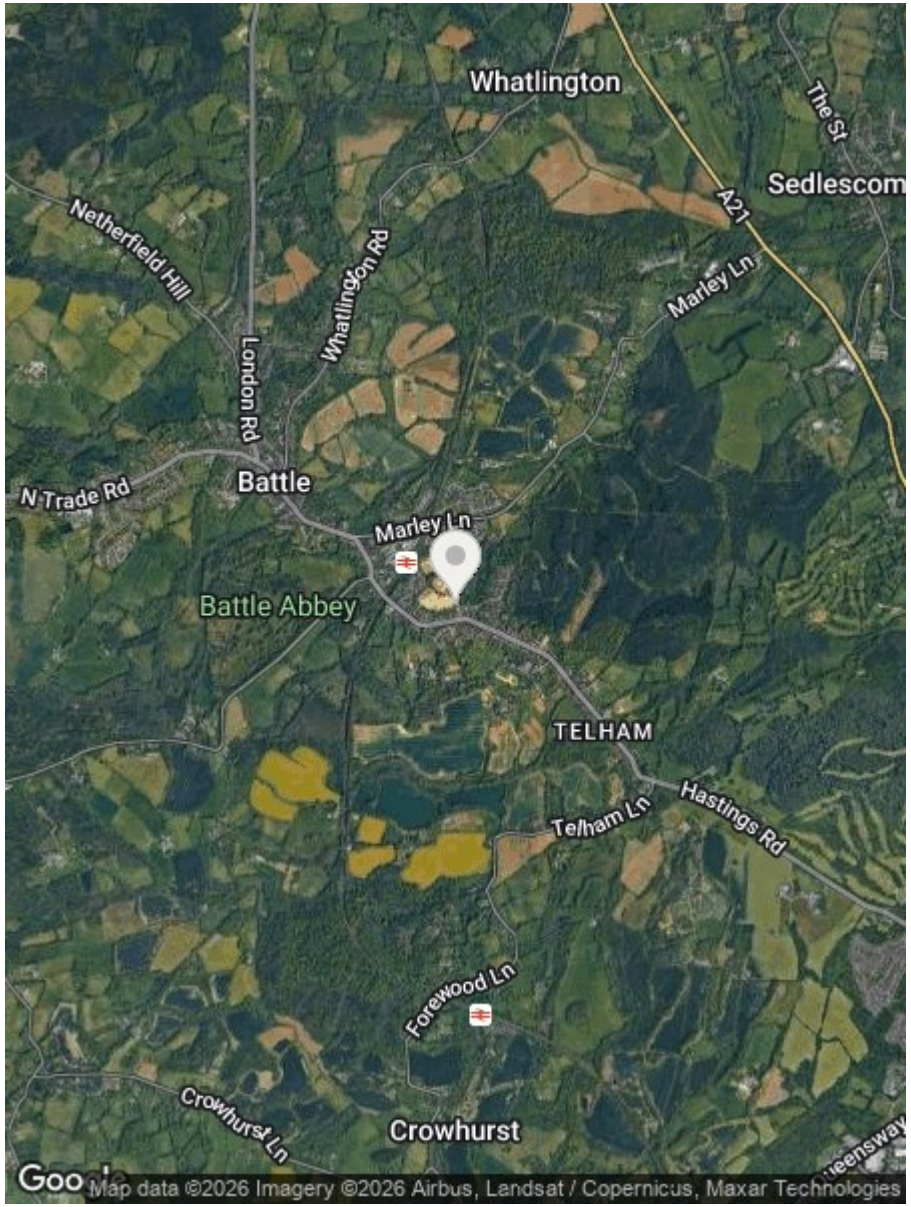
105.3 m²

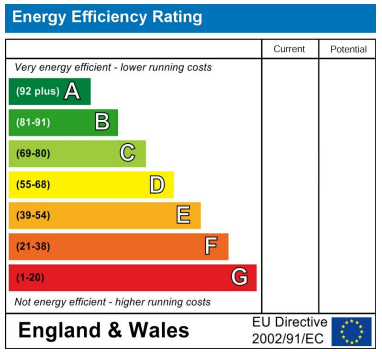
1135 ft²

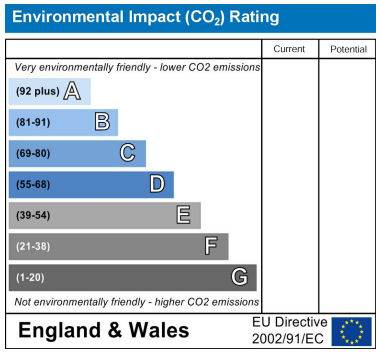
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - TBA

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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