

Cantelupe Station Road, Battle, TN33 9DB
Offers In The Region Of £745,000 Freehold

This well-proportioned detached family home is available for the first time in nearly two decades and set upon approximately a half of an acre. Located in the sought after village of Crowhurst the house is positioned back from the road via a gravelled driveway and offers off road parking for several vehicles as well as a garage. Gated access on either side lead to a west facing landscaped garden combining multiple patio areas and a lawn that stretches away to its own woodland, ideal for outdoor entertaining or simply enjoying country life. Inside, a welcoming entrance hall, with galleried landing, includes a downstairs cloak room and gives access to a triple aspect sitting room complete with sliding doors to the garden and an open fireplace, perfect for relaxed family evenings. A second ground floor reception room has the versatility to be used as a formal dining room, home office, playroom (or even a fifth bedroom). The fitted kitchen, adjoining the dining room, features a central granite island and access to the garden, and leads through to a spacious utility room with further garden access and a connecting door to the garage. Worth noting that these downstairs spaces could offer annexe potential, subject to the necessary planning consents. Upstairs, four generous bedrooms include a master bedroom with ensuite and views over the garden, along with a family bathroom. The home is a short walk to; the mainline station- with direct links to London, and the well-regarded primary school, while also falling within the catchment for the highly renowned Claverham Community College. The village pub, recreation ground and glorious country footpaths are all within walking distance, with the historic charm of Battle and its amenities (including a highly regarded GP) and the coastline are just a short drive away. Ideal for those seeking privacy and a tranquil, semi-rural lifestyle, with village ease and the capital within easy reach.








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Floor 0



Floor 1



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Approximate total area(1)

162.5 m²

1749 ft²

Reduced headroom

0.7 m²

8 ft²

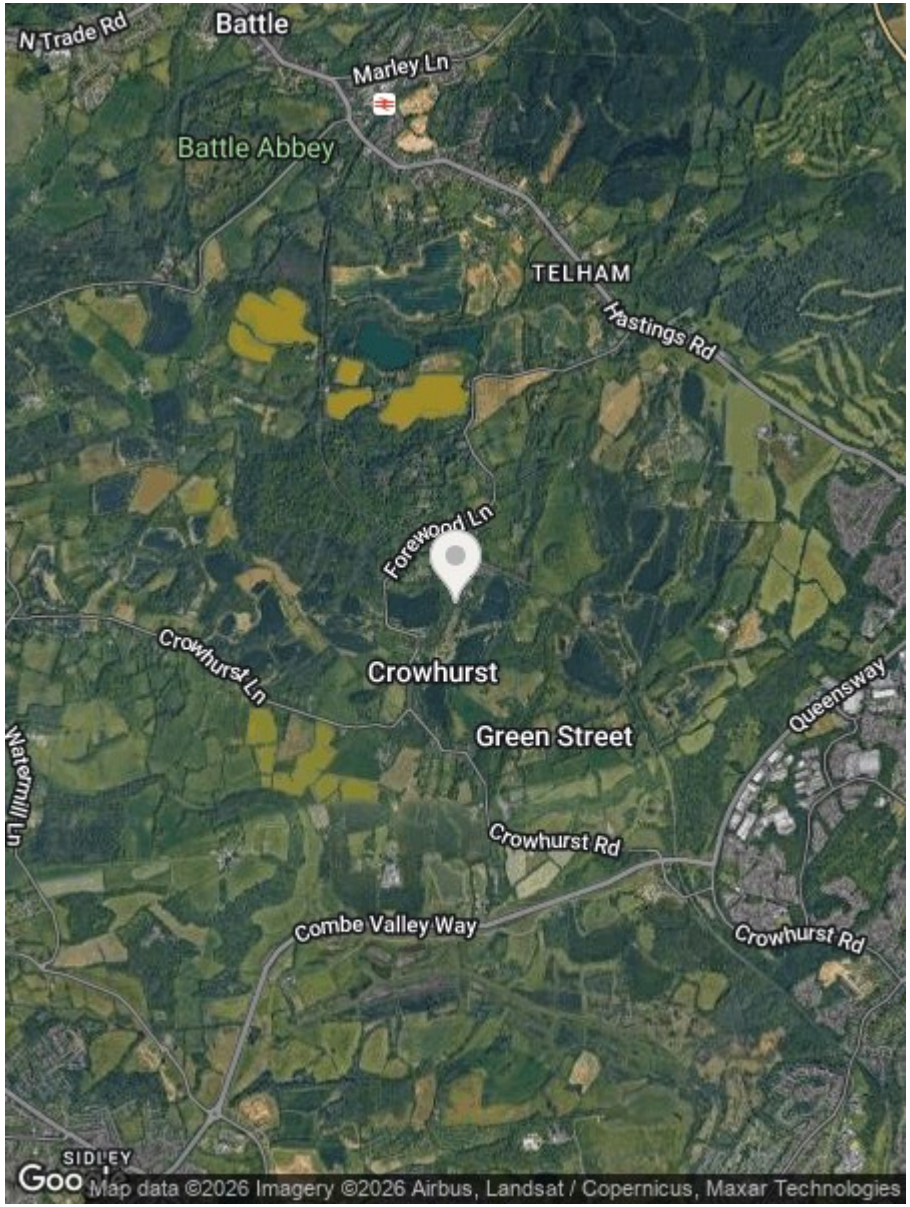
(1) Excluding balconies and terraces

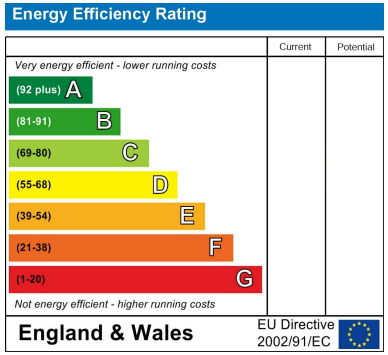
Reduced headroom

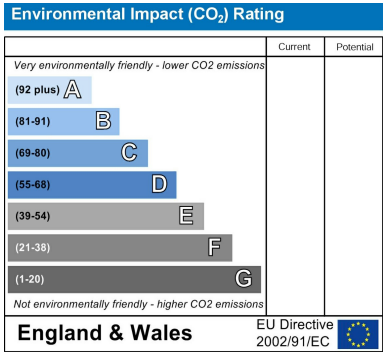
..... Below 1.5 m/5 ft

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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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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