

Blue Earth, 21 North Trade Road, Battle, TN33 0HS
Offers In Excess Of £695,000 Freehold

Set back from the road behind a private driveway with parking for several cars and a single garage, this detached three bedroom home sits within around a quarter of an acre, offering privacy, space and easy family living. Step through the extended porch, home to a utility room and separate downstairs WC, into a dual aspect entrance hall that sets the tone for the light found throughout. The living room and open plan kitchen/dining room lead off here, the kitchen a real showpiece with a central island, flowing into a relaxed dining and seating area. From there, glazing wraps around the adjoining conservatory, framing the garden and opening onto the patios beyond. The seating area also connects into a wonderfully proportioned triple aspect sitting room with its own side access to a the patio and courtyard, ideal for moving easily between indoors and out. Outside, the garden is a single level lawn dotted with mature trees and shrubbery, complemented by an expansive patio terrace that wraps round to the rear of the garage and into a private courtyard, perfect for entertaining or simply enjoying the seclusion this plot affords. Upstairs, a charming wrap round landing offers a peaceful spot to sit and work, leading to three double bedrooms, all with fitted wardrobes, and a family bathroom. The master impresses with its own ensuite and a striking floor to near ceiling window that greets you on entry, framing lovely views over the garden below. There is scope too for those looking ahead, with potential to reconfigure, extend or add an annexe, subject to necessary consents, a home that can grow with its next owner. The location suits family life perfectly, with Battle and Langton Primary, the independent Battle Abbey School and Claverham Community College all within an easy walk, alongside the high street, well regarded GP and dental surgeries, the mainline station and the area's most loved country walks.








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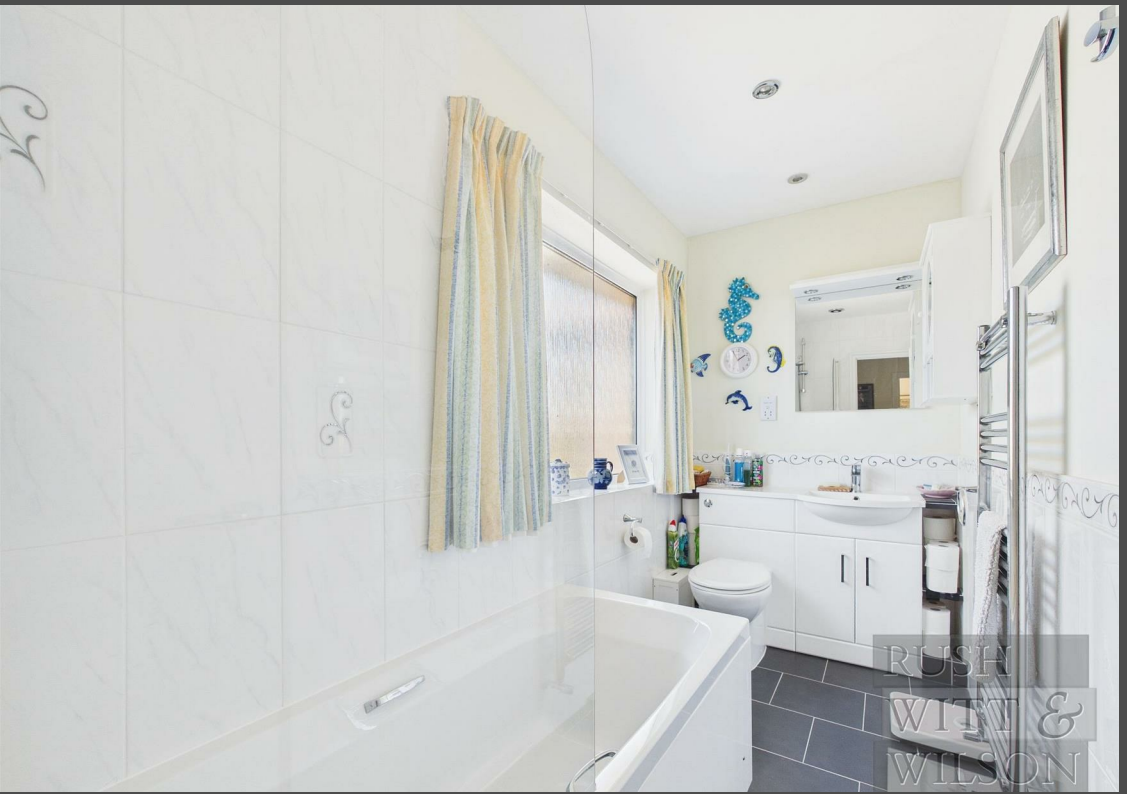

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

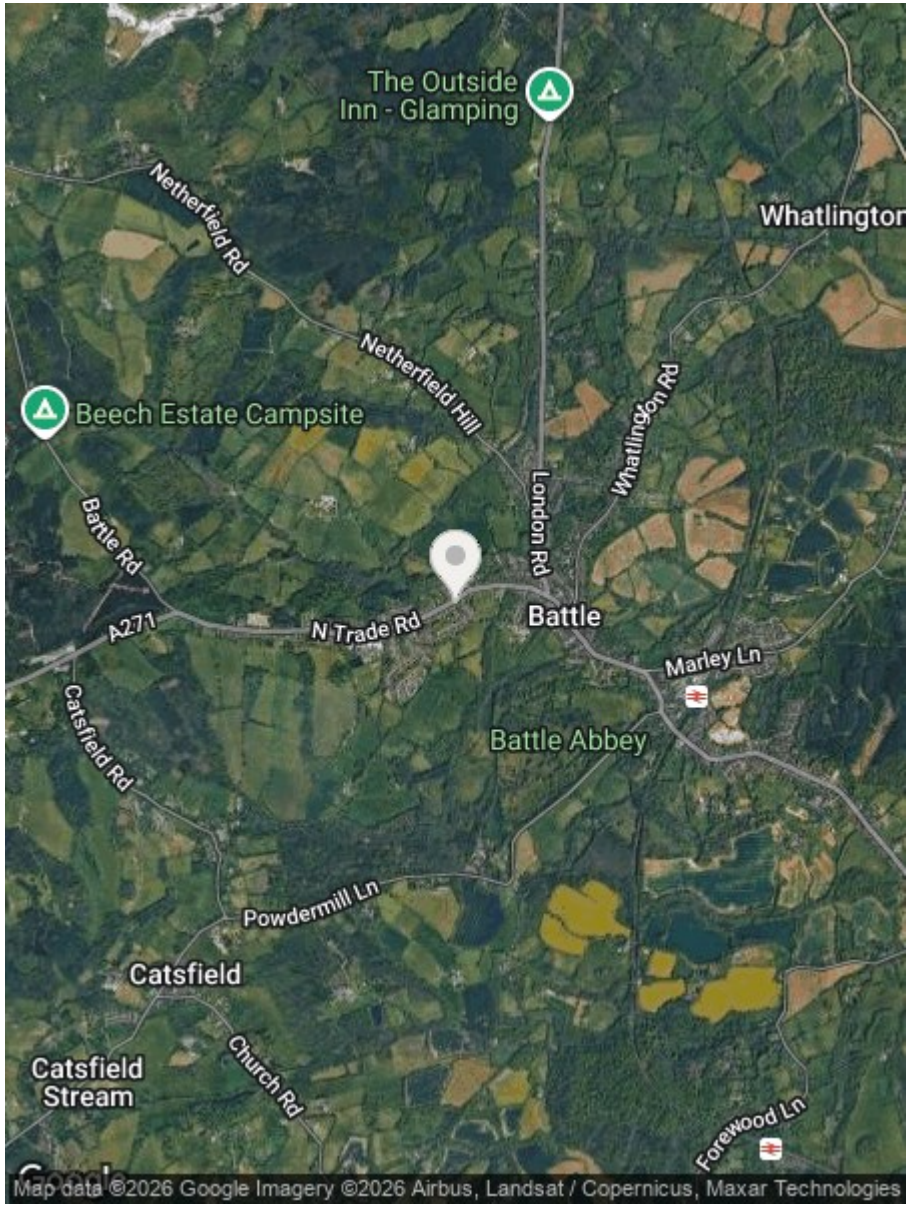
152.4 m²

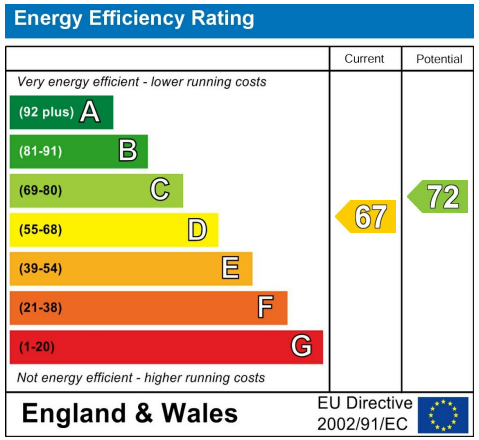
1640 ft²

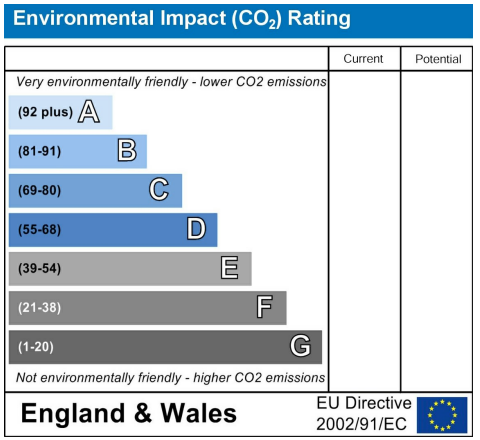
(1) Excluding balconies and terraces

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

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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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