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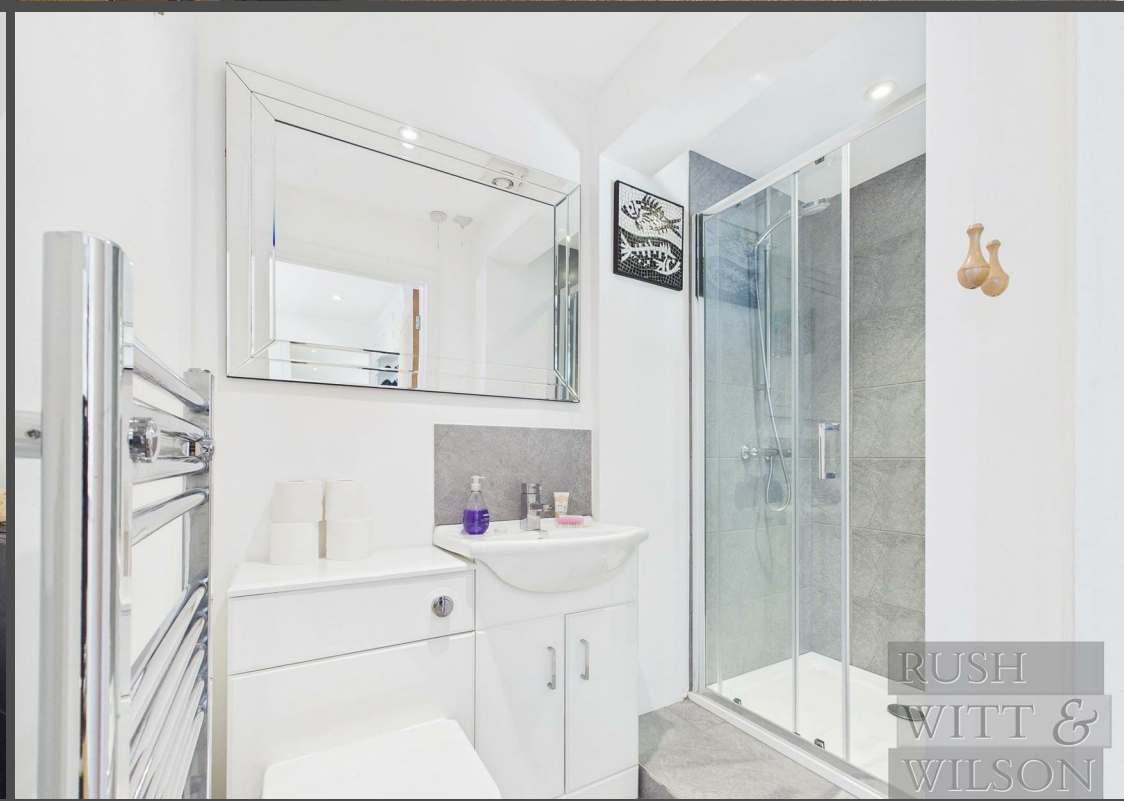
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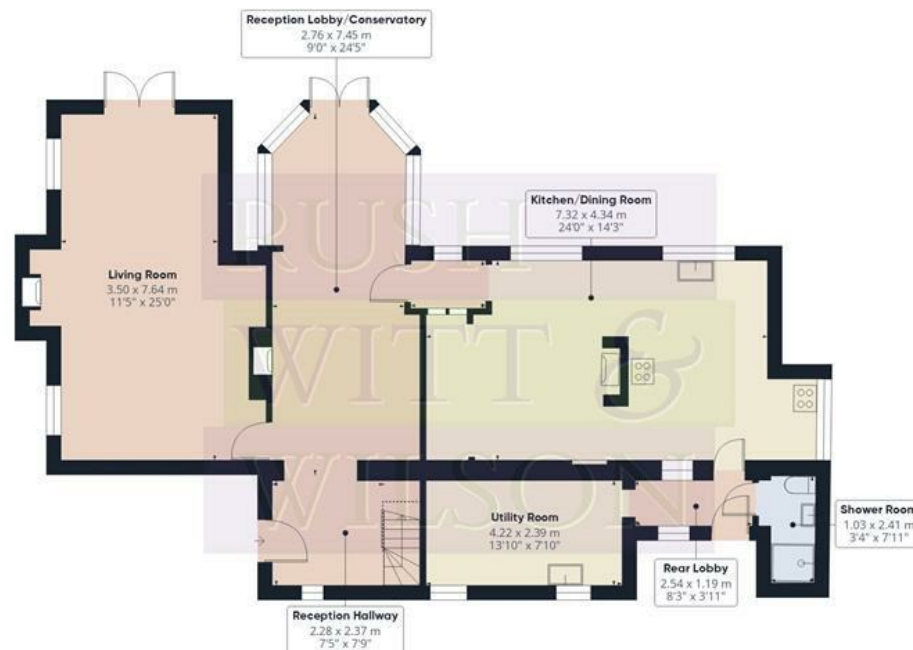
Reeves Cottage Kane Hythe Road, Battle, East Sussex TN33 9QU
Offers In The Region Of £1,250,000 Freehold

Set within approximately 1.75 acres (tbv) on the semi-rural fringes of Battle, this delightful detached farmhouse enjoys complete privacy behind electric timber gates, with a long driveway sweeping past the ménage and lawned field, both bounded by handsome chestnut post and rail fencing, before arriving at a further gravelled driveway accessed via its own timber five-bar gate. The gardens wrap generously around the property, enclosed by mature shrubbery and offering a former pond ripe for reinstatement, together with a brick-paved patio ideal for al fresco entertaining or simply savouring the peaceful, sun-soaked surroundings. Inside, the accommodation is light and airy throughout: the entrance hall leads to a reception lobby with a fireplace housing a wood burner, opening seamlessly to a conservatory with French doors onto the patio, while the living room impresses with its inglenook fireplace, wood burner and further French doors to the garden. An open-plan dining room and modern fitted kitchen, complete with a central breakfast bar and its own brick fireplace and wood burner, provide a wonderful hub for family life, with a rear lobby, separate downstairs shower room and generous utility room completing the ground floor. Upstairs, four bedrooms include a dual-aspect master with fitted wardrobes and a feature brick chimney breast, a second bedroom also with fitted wardrobes, and two well-appointed bathrooms, one with a walk-in shower and the other a freestanding bath enjoying lovely views across the land. Access is nearby to the tranquil beauty of Reeves Woods, while the historic Battle Abbey, bustling High Street and mainline station to London Charing Cross are all within easy reach, along with highly regarded schooling including Claverham, Battle Abbey, Vinehall and a range of popular local primary schools, making this a rare and enviable opportunity for family life in the heart of 1066 country.









Floor 0

Approximate total area⁽¹⁾

194 m²

2088 ft²

Reduced headroom

0.8 m²

9 ft²



Floor 1

(1) Excluding balconies and terraces

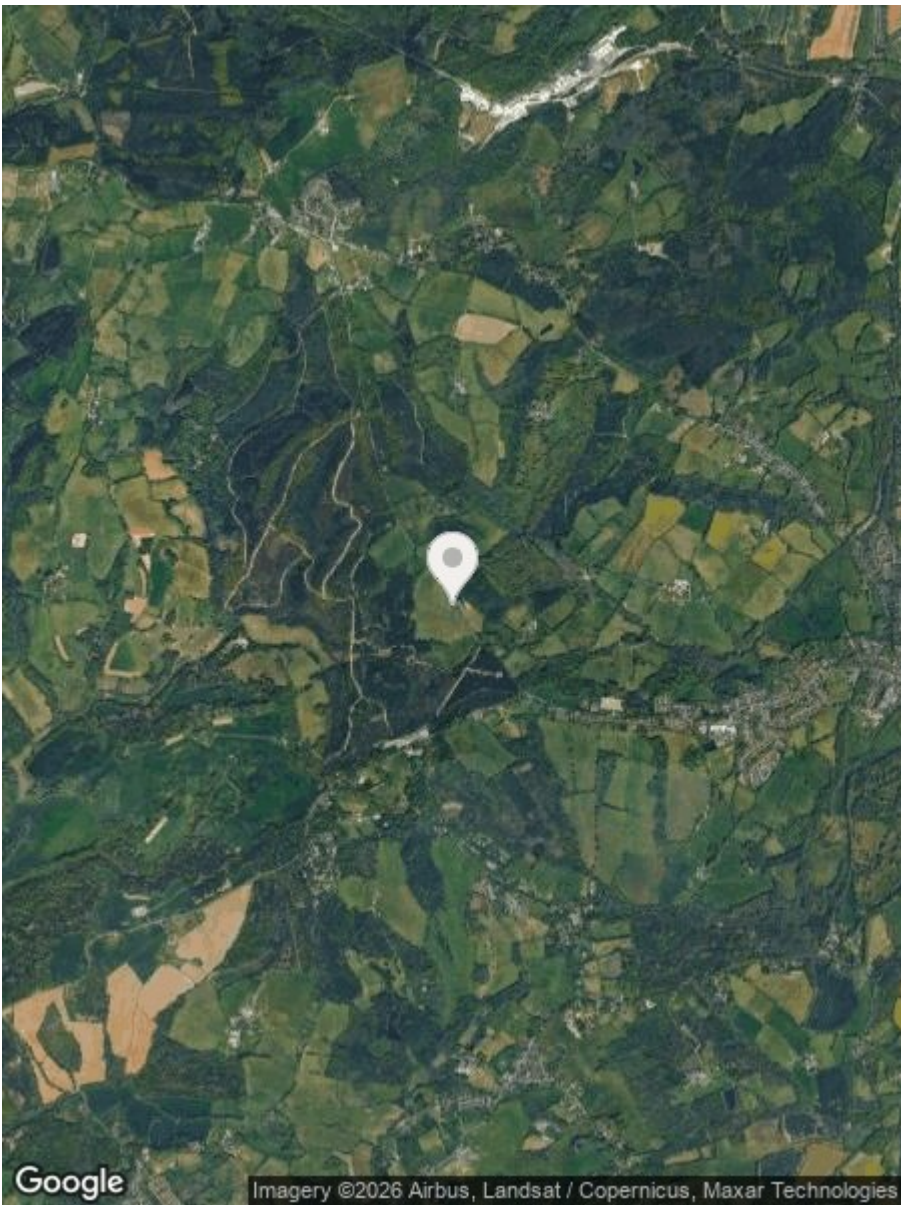
Reduced headroom

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.

GIRAFFE 360





Council Tax Band - G

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.

Important Notice:

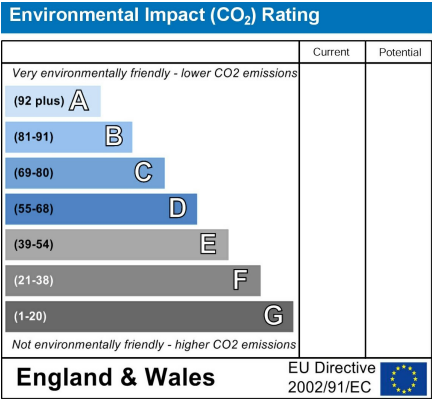
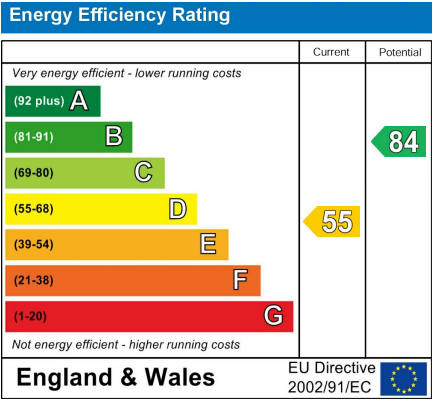
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4. VAT: The VAT position relating to the property may change without notice.

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