

**RUSH  
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**The Granary Kiln Lane, Battle, East Sussex TN33 9HE  
Guide Price £2,100,000**

**This very special country house has become available nestled in the breath-taking countryside of Hooe East Sussex. The Granary is an impressive unlisted detached converted granary built circa. 1700 with over 4,200 sqft of accommodation which comprises five double bedrooms, five bathrooms, three reception rooms, dining reception hall with bar, lift, study, utility room and kitchen/ breakfast room, oil fired central heating system complete with AGA. The Granary displays wonderful character with exposed oak floor boards and two beautiful Inglenook fireplaces, original leaded windows with secondary glazing. Within the approx. 2.75 acres of beautiful gardens can be found a recently converted detached flint and brick stables with inviting hallway, large double bedroom; bathroom; open plan living/ kitchen/ dining room; vaulted ceilings; exposed joinery; private gardens with off road parking; underfloor heating, currently used for holiday let income. Also within the grounds can be found a well maintained hard court surfaced tennis court with appropriate chain link fencing, heated outdoor swimming pool with detached timber framed pool house and sun terraces, paddock with additional road access, gardeners brick and tiled out-house, beautiful Victorian manor glass house set within the westerly facing flint and brick walled gardens, detached double garage and extensive off road parking accessed via gravelled driveway. Situated just a short distance from Battle and Little Common Bexhill village centre, Eastbourne and Hastings are close by providing excellent shopping facilities and services, direct rail links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Sole Agents.**



### Entrance Vestibule

With front oak door, bullseye window.

### Entrance Hall

Two window to the side elevation, single radiator, oak flooring, modern glass lift to the first floor as well as an oak staircase, single radiator, built in storage cupboard.

### Cloakroom

WC with low level flush, pedestal mounted wash hand basin, window to the front elevation, single radiator, partly tiled walls.

### Living Room

19'8 x 27'9 (5.99m x 8.46m)

Three double radiators, windows overlook both the front and side elevations with door, inglenook fireplace set on brick plinth, limestone pillars and oak bressumer and cast iron basket, oak flooring.

### Dining Hall

22'7 x 16'9 (6.88m x 5.11m)

Two windows overlook the side elevation, door leads out onto the formal gardens, two single radiators, additional window to the side, oak flooring, bar.

### Dining Room

20'8 x 16'5 (6.30m x 5.00m)

Two windows overlook the side elevation, double radiator, oak flooring, inglenook fireplace with oak bressumer and flag stone plinth with wood burning stove and cast iron canopy.

### Kitchen

16'8 x 16'3 (5.08m x 4.95m)

Window to the side elevation, fitted kitchen/breakfast room comprising a range of oak fronted base and wall units with straight edge worktops, two single drainer stainless steel sink units with mixer taps, additional single bowl sink unit with mixer tap, oiled heated Aga with ovens and hotplate, extractor canopy and light, plumbing for dishwasher, ceramic hob with extractor canopy and light, integrated double oven with grill.

### Study

9'7 x 8'3 (2.92m x 2.51m)

Window to the rear elevation, patio door to the side, double radiator, built in storage cupboard.

### Inner Hallway

Pantry cupboard, single radiator.

### Shower Room

Suite comprising walk in double width shower with sliding doors, chrome controls and chrome showerhead, chrome heated towel rail, wc with low level flush, wall mounted wash hand basin with vanity unit, half height wall tiling, window overlooks the rear elevation.

### Utility Room

12'3 x 7'5 (3.73m x 2.26m)

Window to the side elevation with door leading to patio, oak fronted base and wall units with worktops, double drainer, single bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer.

### First Floor Landing

Beautiful wide tread oak staircase, windows to the side elevation, single radiator, additional window to the other side, twin built in linen cupboards with radiator, lift entry point, built in double doored storage cupboard with overhead compartments.

### Bedroom One

19'9 x 20'5 (6.02m x 6.22m)

Window overlook the front and both side elevations, double and single radiator, fitted oak wardrobe cupboards.

### Walk In Dressing Room

walk in dressing room with hanging rails and shelving

### En-Suite Bathroom

Comprising inset bath with ornate hand-shower attachment and controls, bidet, wc with low level flush, wash hand basin set on vanity unit comprising drawers and cupboard, electric shaver point and light, window to the side elevation, single radiator, tiled walls.

### Bedroom Two

16'3 x 20'8 (4.95m x 6.30m)

Windows overlook the rear and side elevations, single radiator.

### En-Suite Bathroom

Comprising panelled bath, wc with low level flush, pedestal wash hand basin, double radiator, tiled walls, window to the side elevation, light.

### Bedroom Three

14'9 x 15'2 (4.50m x 4.62m)

Windows to the front and side elevations, single radiator, exposed floorboards.

### Bedroom Four

16'2 x 16'7 (4.93m x 5.05m)

Windows overlook the side elevation, single radiator, door to eaves storage.

### En-Suite Bathroom

Comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, corner shelving, obscure glass window to the front elevation, single radiator.

### Bedroom Five

10'7 x 13'9 (3.23m x 4.19m)

Window to the side elevations, single radiator.

### Family Bathroom

Suite comprising panelled bath, walk in shower cubicle with electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, window to the side elevation.

### Outside

The grounds come to approximately 2.75 acres, comprising formal gardens, tennis court and swimming pool.

### To The Front Of The Property

Beautiful formal gardens enclosed by post and rail fencing and entered by five bar gate, gravelled driveway takes you to extensive parking areas and gives access to double garage and converted stable block.

### Detached Double Garage

With up and over door, power and light, personal door and window to the rear.

### East Garden

Log store, oil tank and patio areas are to be found to the east of the gardens that open out onto beautiful lawned areas with stunning views of the adjoining countryside, additional patio areas, oriental fishpond and hedging.

### Westerly Gardens

Formal westerly facing gardens are beautifully arranged with a whole host of different roses, plants, trees and shrubs of various kinds, beautiful original part flint, part brick walls, herb garden area has a stunning Victorian style greenhouse with raised bricked flowerbeds, fencing encloses the south side of the gardens.

### To The Rear of The Property

The main gardens to the rear of the property are mainly laid to lawn with a whole host and variety of different shrubs, plants and trees of various kinds, beautiful original walls, bricked built workshop with pitched roof housing the garden equipment, timber framed shed, bricked paved pathway from the centre of the rear garden takes you down to the pool area, gate and post and rail fencing leading to the paddock that measures approximately one acre, all enclosed with mature hedging, the paddock has additional road access, formal gardens continue to the side of the property which are mainly laid to lawn with mature shrubs, plants and trees of various kinds.

### Heated Outdoor Swimming Pool

To The rear of the property is a heated outdoor swimming pool, complete with timber framed pool house, patio area, enclosed to the north, south and east with mature hedging.

### Detached Timber Framed Pool House

19'10 x 13'8 (6.05m x 4.17m)

Window to the rear overlook the tennis court, window to the side and front overlook the swimming pool and gardens, pump room with filter system and pump for swimming pool.

### Tennis Court

To the rear of the boundary line of the property can be found a well maintained, full sized hard court tennis court with fencing.

### Converted Stables

Pitched tiled roof construction with flint and brick walls, off road parking space on bricked paved driveway area, outside lighting to the front.

### Open-Plan Living/Kitchen

16'2 x 14' (4.93m x 4.27m)

Vaulted ceiling with exposed beams, French doors lead out onto patio area and garden, brick fireplace with oak mantle, engineered oak flooring, modern fitted kitchen comprising a range of base and wall units with quartz worktops, one and half bowl composite sink unit with mixer tap, integrated slimline dishwasher, oven and grill with induction hob, extractor canopy and light, glass splashback, integrated microwave oven, built in fridge and freezer, under floor heating.

### Inner Hallway

With built in cloaks cupboard.

### Bathroom

Recently installed modern bathroom, walk in double width shower with granite effect splashbacks, chrome controls and chrome showerhead, wash hand basin with vanity unit beneath, wc with concealed cistern, wall mounted chrome electric heated towel rail.

### Bedroom

16'4 x 11'3 (4.98m x 3.43m)

Window to both the front and side elevation, engineered oak flooring, vaulted ceiling .

### Stables Front Garden

Mainly laid to lawn with post and rail fencing, mature shrubbery to the side, tree.

### Stables Rear Garden

Beautiful patio, walled to one side and picket fence to the other, well stocked flower and shrub bed.

### 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  
2185 sq.ft. (203.0 sq.m.) approx.



1ST FLOOR  
2101 sq.ft. (195.2 sq.m.) approx.



THE STABLES  
455 sq.ft. (42.2 sq.m.) approx.



POOL HOUSE  
274 sq.ft. (25.5 sq.m.) approx.



OUTBUILDINGS  
557 sq.ft. (51.7 sq.m.) approx.



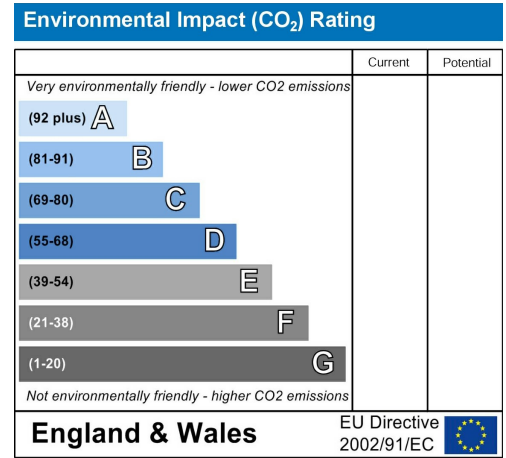
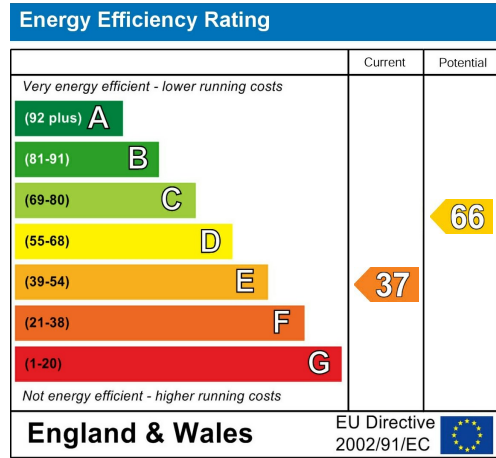
DETACHED GARAGE  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 4286 sq.ft. (398.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 1698 sq.ft. (157.8 sq.m.) approx.

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