



ESTATE AGENTS

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Price £1,650,000

Step into UNPARALLELED LUXURY with this exceptional opportunity to own a truly REMARKABLE HOME. This impressive FOUR/ FIVE BEDROOM, FOUR RECEPTION ROOM DETACHED RESIDENCE, built in 2019 to the highest standards, offers approximately 4,000 sq/ft of EXQUISITELY DESIGNED living space, all nestled within a private and EXPANSIVE THREE-ACRE PLOT (unverified) situated in the highly sought after town of BATTLE.

From the moment you arrive, you'll be captivated by the grandeur of the property. The entrance hallway, with its soaring VAULTED CEILING and striking BI-FOLD DOORS, sets the tone for what's to come. The heart of the home, a STUNNING 30ft KITCHEN-BREAKFAST-FAMILY ROOM, effortlessly blends style and functionality with its own set of bi-fold doors that seamlessly connect the indoors with the picturesque garden beyond.

The ground floor features a versatile layout including a welcoming LOUNGE, a separate SITTING ROOM currently utilized as a gym, and a COSY STUDY/ SNUG. Additional practicalities include a UTILITY ROOM, SHOWER ROOM, WC, and a PLANT ROOM, all enhanced by SOLID OAK FLOORING with UNDERFLOOR HEATING and individual room controls.

Ascend to the first floor and be greeted by a spacious GALLERIED LANDING leading to FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, two of these bedrooms boast LUXURIOUS EN-SUITE SHOWER ROOMS, while the remaining bedrooms share a sumptuous main bathroom.

Outside, the property continues to impress with BEAUTIFULLY MAINTAINED GARDENS that offer SECLUSION and TRANQUILITY. Enjoy endless entertainment in the garden's GAMES ROOM, or explore the front-facing DETACHED DOUBLE GARAGE, an additional store/mower room, and a LARGE STUDIO SPACE. This studio is perfect for an annexe, home office, or creative retreat.

This property boasts an EXTRAORDINARY GARDEN that epitomizes both privacy and elegance. The sprawling grounds, predominantly level and meticulously maintained, offer a serene retreat with a large patio seamlessly extending from the home.

This space is perfect for alfresco dining and gatherings, complete with exterior lighting, convenient power points, and connections for a hot tub.

The garden features lush lawns framed by an array of mature shrubs, vibrant plants, and graceful trees. An adjacent games room adds a touch of fun, while a well-appointed storage shed and workshop cater to practical needs. The charming summer house, with its inviting decking area, provides a perfect spot for relaxation and reflection.

Enclosed by secure fences, the garden also includes a secondary, two-acre expanse—part of the total three acres—that is beautifully manicured and bordered by hedges. This additional space features a wild garden and meadow area, enhancing the natural beauty and offering endless possibilities for outdoor enjoyment.

Modern conveniences are seamlessly integrated into this home, featuring a Klargestor BioDisc water treatment plant, a Lutron Smart System, and ultrafast fibre to premises broadband, ensuring all the comforts of contemporary living are at your fingertips.

Set in a sought-after semi-rural location within the historic town of Battle, renowned for its excellent schooling and charming atmosphere, this property is more than just a house - it's a lifestyle. Don't miss this rare chance to make it your own.

Contact PCM Estate Agents today to arrange your private viewing and secure your future in this extraordinary family home.

CANOPIED ENTRANCE

Private front door to:

ENTRANCE HALLWAY

Grand entrance hall with dual aspect and vaulted ceiling, offering further reception/ living space with bi-fold doors to the rear aspect leading out to the garden, double glazed windows to both side aspects, solid oak flooring, wall mounted security alarm panel, wall mounted telephone/ video entry point and cloaks cupboard, stairs rising to first floor accommodation, double doors leading to kitchen-breakfast-family room and further double doors to:

LIVING ROOM

19'8 max x 18'9 max (5.99m max x 5.72m max)

Double glazed windows to rear and side aspects enjoying a pleasant outlook over the garden, feature open fireplace, solid oak flooring.

KITCHEN-BREAKFAST-FAMILY ROOM

30'5 x 16'4 (9.27m x 4.98m)

Dual aspect room with double glazed windows to front aspect, bi-fold doors to rear aspect enjoying a pleasant outlook leading out to the garden, Bespoke fitted kitchen comprising a range of eye and base level units with central island and worksurfaces over, breakfast bar, range of integrated Neff appliances including induction hob with extractor, twin ovens in addition to an integrated wine cooler, full height fridge and full height freezer, solid oak flooring. This room also offers ample space for dining table and chairs, double doors leading to:

SITTING ROOM/ GYM

16' x 15'9 (4.88m x 4.80m)

Bi-fold doors to rear aspect, two double glazed windows to side aspect, open fireplace behind the mirror, solid oak flooring.

STUDY/ SNUG

9'10 x 7'6 (3.00m x 2.29m)

Double glazed windows to front and side aspects, solid oak flooring.

WC

Dual flush wc, wash hand basin with storage below, double glazed obscured window to front aspect, solid oak flooring.

UTILITY ROOM

16' x 5'10 (4.88m x 1.78m)

Comprising a range of base level units with worksurfaces over, space and plumbing for washing machine, space for tumble dryer, space for further appliance, inset sink with mixer tap, double glazed window and door to rear aspect leading to the garden, wall mounted security alarm panel.

PLANT ROOM

Double glazed obscured window to front aspect.

WC

Dual flush wc, wash hand basin with storage below, double glazed obscured window to front aspect, solid oak flooring.

FIRST FLOOR LANDING

Spacious galleried landing with vaulted ceiling, double glazed window to front aspect, wall mounted thermostat control for the first floor heating system, two large storage cupboards, loft hatch, three radiators.

MASTER BEDROOM

28'10 max x 19'9 max (8.79m max x 6.02m max)

Double glazed windows to rear and side aspects enjoying a pleasant outlook over the gardens, range of fitted wardrobes and drawers, dressing area, four radiators, double glazed obscured window to front aspect, door to:

EN SUITE

Walk in double shower, floating wash hand basin with storage below, dual flush wc, heated electric towel rail, shaver point, underfloor heating, double glazed obscured window to front aspect.

BEDROOM TWO

15'11 max x 15'9 max (4.85m max x 4.80m max)

Walk in wardrobe, radiator, two double glazed windows to rear aspect overlooking the garden, door to:

EN SUITE

Walk in double shower with shower screen, floating wash hand basin with storage below, dual flush wc, heated electric towel rail, underfloor heating, shaver point, double glazed obscured window to front aspect.

BEDROOM THREE

16'4 x 10'9 max (4.98m x 3.28m max)

Two double glazed windows to rear aspect overlooking the garden, radiator.

BEDROOM FOUR

14'4 x 11'10 max (4.37m x 3.61m max)

Range of fitted wardrobes and drawers, radiator, two double glazed windows to front aspect.

BATHROOM

Luxury suite comprising a roll top bath with mixer tap, walk in double shower, wc, wash hand basin with storage below, underfloor heating, shaver point, part tiled walls, double glazed obscured window to rear aspect.

REAR GARDEN

A particular feature of this property is the exceptionally well-presented private and secluded predominantly level gardens that extend to approximately three acres in total. The gardens are beautifully kept with a large patio area abutting the property, ideal for seating and entertaining, exterior lighting, power points and power for hot tub. The gardens are mainly laid to lawn and feature a range of mature shrubs, plants and trees, there is also access to a games room (described later), a storage shed/ workshop and a summer house which has an area of decking ideal for further seating. There are enclosed fenced boundaries and a gate leading onto a further section of garden extending to approximately two acres in total (included in the three acres) which is mainly laid to lawn with fenced and hedged boundaries, there is also a wild garden/ meadow area.

GAMES ROOM

22'2 x 13'5 (6.76m x 4.09m)

Bi-fold doors to both side aspects enjoying views over the garden from both sides, featuring air conditioning/ heating, lighting, power and a bar with sink and running water. This room could also be utilised as office/ living space.

DOUBLE GARAGE

19'11 x 19' (6.07m x 5.79m)

Two up and over electric doors, power, lighting, double glazed window to front aspect, door leading to:

STORE/ MOWER ROOM

17'10 x 6'8 (5.44m x 2.03m)

With up and over electric roller door providing access for a ride-on lawn mower, personal door to side aspect, double glazed window to front aspect.

ANNEXE/ OFFICE

19'8 max x 27'4 (5.99m max x 8.33m)

Situated above the garage and is considered ideal for annexe/ home office space with double glazed windows to front and side aspects, power, lighting, air conditioning/ heating, door providing access to eaves storage, plumbing offering potential to install an en suite shower room.

AGENTS NOTE

The vendor has advised us of the following:

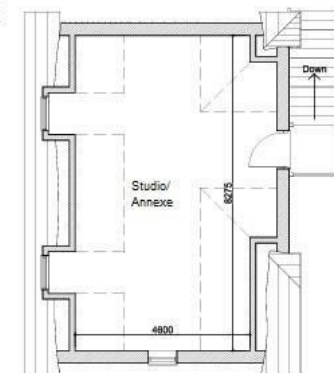
There are 5 years left on the build warranty, there is an Ubiquiti WiFi mesh system, Cat 6 wired network to all buildings, full CCTV security system including video entry to front electric gate, a large driveway for over 8 cars and HDAnywhere controls.

Council Tax Band: G









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.