



ESTATE AGENTS

**1, Forestry Cottages, Whatlington, Battle, TN33
0NT**

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Price £650,000

PCM Estate Agents are thrilled to present an exceptional opportunity to acquire this STUNNING FOUR BEDROOM DOUBLE FRONTED SEMI-DETACHED HOME offering AMPLE OFF ROAD PARKING and nestled in the highly desirable Watlington, Battle area of East Sussex. Boasting BREATH-TAKING VIEWS of ANCIENT WOODLAND and sweeping open fields, this home truly offers a slice of paradise.

Arriving via a generous, private driveway, you'll be greeted by a heritage DOUBLE CAR BARN. The property's accommodation spans two thoughtfully designed floors: a welcoming entrance hall, a beautifully LIGHT-FILLED LOUNGE, a separate DINING ROOM, a well-proportioned SNUG, a spacious KITCHEN-BREAKFAST ROOM, a practical UTILITY SPACE, and a convenient SHOWER ROOM. Upstairs, you'll find FOUR GENEROUSLY PROPORTIONED BEDROOMS and an elegant family bathroom.

Step into the EXPANSIVE GARDEN, where a SUN-DRENCHED PATIO awaits, adorned with a charming pergola draped in two flourishing grapevines and a MATURE WISTERIA. Lush lawns invite relaxation, while the FAR-REACHING COUNTRYSIDE VIEWS create a sense of peace and escape. At the bottom of the garden, a gated access leads you onto around 400 acres of woodland, an idyllic playground for nature lovers.

Perfectly placed within easy reach of local amenities and the nearby coastal towns of Camber Sands, Hastings, and Rye, this home offers a rare balance of COUNTRYSIDE TRANQUILITY AND COASTAL CONVENIENCE.

Viewing is essential to fully appreciate this dream home.

CANOPIED EXTERNAL PORCH

Leading to:

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Wood flooring, stairs rising to the upper floor accommodation, under stairs storage cupboard, radiator, doors opening to:

DUAL ASPECT LIVING ROOM

14'9 x 12'3 (4.50m x 3.73m)

Dual aspect room with double glazed window to front, two double glazed windows to side aspect with views over open fields having westerly views, wood flooring, radiator, picture rail, fireplace with brick hearth, wooden mantle and inset wood burning stove.

DINING ROOM

12'9 x 12'8 (3.89m x 3.86m)

Continuation of the wood flooring, radiator, picture rail, open fireplace with stone hearth and oak wooden mantle, double glazed window to rear aspect with lovely views onto the patio, door to kitchen-breakfast room, partially open plan to:

SNUG

13'1 x 11'9 (3.99m x 3.58m)

Continuation of the wood flooring, large under stairs storage cupboard with wall mounted consumer unit for the electrics, radiator, picture rail, wall mounted timber library shelving, double glazed window to front aspect with views over the front gardens.

KITCHEN-BREAKFAST ROOM

18'9" narrowing to 8'7" x 17'3" narrowing to 6'3" (5.72m narrowing to 2.64m x 5.28m narrowing to 1.93)

18'9 narrowing to 8'8 x 17'4 narrowing to 6'4 (5.72m narrowing to 2.64m x 5.28m narrowing to 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, Kenwood range style gas cooker with double oven and grill, fitted cooker hood, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for dishwasher, part tiled walls, further space for appliances, tiled flooring, dual aspect with double glazed window to side having spectacular views over open countryside and fields, double glazed window and French doors to rear aspect with views and access onto the garden, return door to entrance hall, door to:

UTILITY/ BOOT ROOM

16'5 narrowing to 9'3 x 9'5 (5.00m narrowing to 2.82m x 2.87m)

Spacious and practical space with continuation of the tiled flooring, range of

wall and base level cupboards, inset drainer-sink unit, space and plumbing for washing machine, double glazed window to side aspect having lovely far reaching views over countryside, wooden partially glazed door opening to rear garden, door to;

SHOWER ROOM

Large walk in shower enclosure with electric shower, low level wc, wall mounted wash hand basin, part tiled walls, tiled flooring, heated towel rail, downlights.

HALF LANDING

Velux widow to front aspect, further stairs to:

FIRST FLOOR LANDING

Loft hatch with ladder to a partially boarded space with lighting, potential for conversion subject to necessary planning and building consents, radiator, picture rail, doors to:

BEDROOM

16'2 x 11'5 (4.93m x 3.48m)

Dual aspect with double glazed window to side and rear aspects having stunning far reaching views over open fields and woodland, fitted wardrobe.

BEDROOM

16'2 narrowing to 11'9 x 12'8 (4.93m narrowing to 3.58m x 3.86m)

Dual aspect with double glazed window to front aspect, double glazed window to side aspect having views over open countryside, fields and woodland, fitted wardrobe.

BEDROOM

13'1 x 11'7 (3.99m x 3.53m)

Built in cupboard, radiator, picture rail, double glazed window to front aspect.

BEDROOM

13'10 x 12'8 (4.22m x 3.86m)

Currently utilised as an artist studio space. Wood laminate flooring, built in cupboard, picture rail, radiator, double glazed window to rear aspect having views down the garden and beyond to woodland.

BATHROOM

11'8 x 7'2 (3.56m x 2.18m)

Corner walk-in shower enclosure with rain style shower head and hand-held shower attachment, panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, picture rail, tiled flooring, part tiled walls, heated towel rail, Velux window with fitted blind to rear aspect.

OUTSIDE - FRONT

Lid with pea beach, off road parking for multiple vehicles, established hedged borders, good sized shed/ workshop with power and light, oil tank for heating, canopied wood storage unit and gated side access to the rear garden.

DETACHED CAR BARN

Heritage style with space for two vehicles, with power and light.

REAR GARDEN

Enjoying plenty of sunshine throughout the day, having direct access to the Forestry commission woodland which expands to approximately 400 acres of various woodland walks. There are lovely far-reaching views onto the garden, over open fields and countryside to the side. The garden itself has a large stone patio abutting the property, offering ample outdoor space for eating al-fresco and entertaining, there is a fixed wooden pergola with climbing Wisteria and vines. The garden is well-stocked with a variety of mature plants and shrubs, whilst the bottom section of the garden has contained beds ideal for a kitchen garden, there is also a greenhouse and a wooden shed, outside water tap and an expansive area of lawn.

NOTE

At the rear of the property, situated within the ancient woodland, is the water treatment plant (newly upgraded) which services three properties, including the adjoining semi and the property to the right hand -side. There is oil fired heating, and gas canisters for cooking.

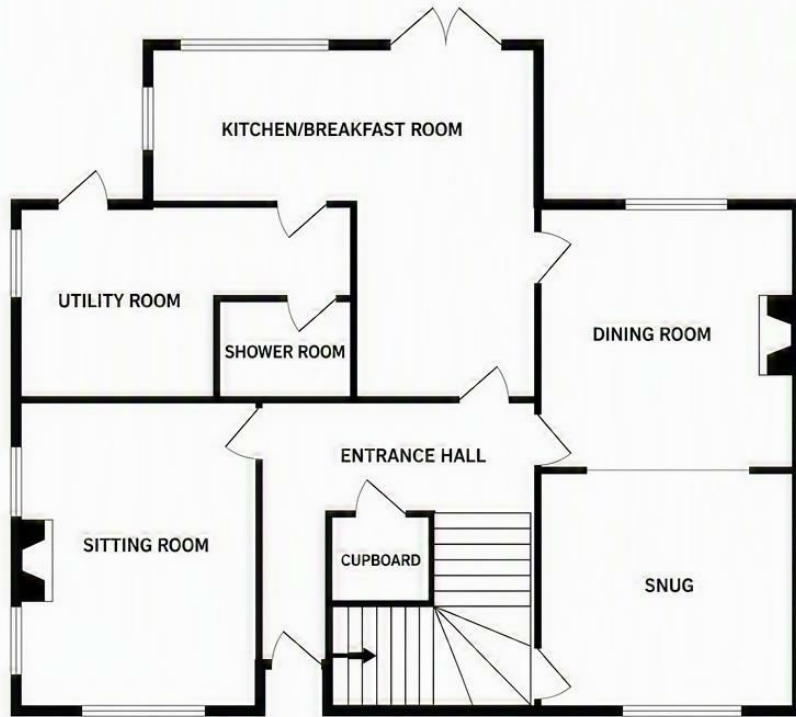
Council Tax Band: E



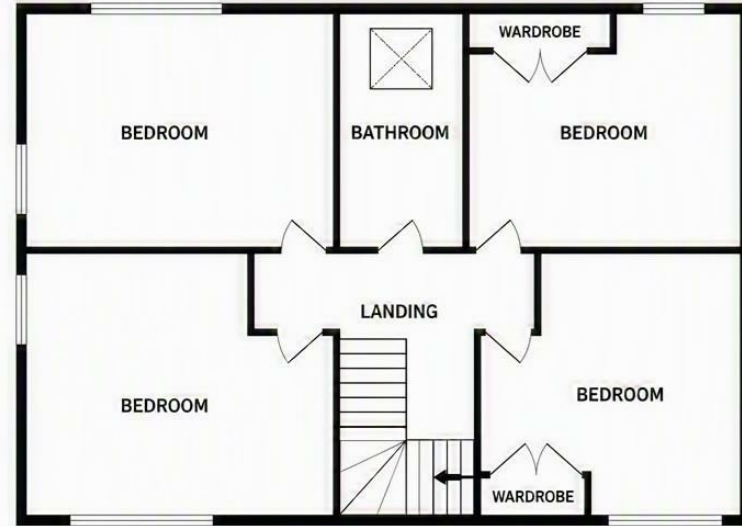




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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.