



1 Butter Cross Lane,  
Battle,  
East Sussex,  
TN33 0FX





# 1 Butter Cross Lane

A stunning individually designed four bedroom detached home located within easy reach of Battle High Street, Claverham School and the mainline station. Built for modern living and efficiency viewing is highly recommended.

## Features

MODERN DETACHED HOME

TRIPLE GLAZING

HEAT RECOVERY SYSTEM

ELECTRIC CAR CHARGING POINT

AIR SOURCE HEAT PUMP

4 BEDROOMS 2 WITH EN-SUITES

UNDERFLOOR HEATING

PLANNING TO CONVERT THE LOFT

CLOSE TO THE TOWN CENTRE



## Description

Completed in 2022 to an exceptionally high standard, this stunning individually designed home combines modern comfort with energy efficiency, featuring triple glazing, underfloor heating, an air source heat pump, and a heat recovery system. A welcoming entrance hall leads to a practical study/home office, ideal for home working. At the heart of the home is an impressive triple-aspect open-plan kitchen, dining/family room with a beautiful fully integrated kitchen and large dining area, with seamless access onto the beautiful garden. Trifold doors connect to a spacious sitting room featuring bespoke storage and a large picture window, creating a wonderful flow for family living and entertaining. A cloakroom and a utility room complete the ground floor. The first floor offers four generous bedrooms, including two with well-appointed en-suite facilities, along with a large family bathroom. The loft has pre approved planning to allow for a conversion to two further bedrooms providing future flexibility. Outside, the property features a beautifully landscaped garden with a wrap-around covered veranda, perfect for year-round enjoyment. There is off-street parking with an EV charging point and further visitor parking. Ideally located within walking distance of local schools, the high street, and the mainline station, this home offers a perfect blend of convenience, community, and modern living.

NOTES: The property benefits for an air source heat pump for the ground underfloor heating and hot water, the hot water is programmable. There is a mechanical heat recovery system that runs throughout the property. There is Category 5 internet cabling throughout the rooms. Butter Cross Lane is a private road which is managed by the three properties, each property is a director, collectively the three households contribute an informal £100 per annum for upkeep of the shared road.

## Directions

From Battle proceed in a northerly direction, at the roundabout by the fire station take the third exit onto London Road (A2100). Take the next left onto Chain Lane, continue up the lane onto an unmade road and turn right into Butter Cross Lane. What3Words://shimmered.swerves.residual



### THE ACCOMMODATION

with approximate room dimensions is approached via a larch framed Porch with steps leading down to a front door with triple glazed panels leading to

### ENTRANCE HALL

11' 3" x 9' 8" (3.43m x 2.95m) with engineered wood flooring with underfloor heating, recessed and wall lighting, stairs rising to the first floor, bespoke storage cupboards and drawers with built in seating area.

### STUDY/HOME OFFICE

11' 0" x 8' 8" (3.35m x 2.64m) with triple glazed window to front with bespoke fitted shutters, engineered oak flooring with underfloor heating.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

28' 4" x 14' 4" (8.64m x 4.37m) widening to 19' 3" max, a stunning triple aspect room with triple glazed sliding doors leading out to a covered verandah, three sets of triple glazed windows and a further door with access to the side garden, engineered wooden flooring with underfloor heating. The kitchen area is fitted with high end contrasting base and wall mounted kitchen cabinets incorporating cupboards and drawers with a central island incorporating a breakfast bar with a quartz working surface with inset stainless steel Franke sink with mixer tap, integral oven with induction hob and cooker hood over, integrated dishwasher and fridge, pantry style pull out cupboard, inset and under cupboard lighting. There is a further understairs storage cupboard, ample space for a large family dining table and a further snug/play area. A door leads to the utility room and further folding wooden glazed doors lead through to



### SITTING ROOM

16' 9" x 15' 4" (5.11m x 4.67m) narrowing to 12' 1" with tri-folding doors separating it from the Kitchen/Family Room, which could be opened up to create a large sociable entertaining space. There is a large triple glazed picture window to rear garden, a set of double doors to the side garden, built in low level storage and engineered wood flooring with underfloor heating.

### UTILITY ROOM

9' 8" x 10' 7" (2.95m x 3.23m) max of irregular shape with triple glazed window to front with bespoke fitted shutters, space and plumbing for washing machine, tumble dryer and fridge/freezer, full height storage cupboard, pressurised and programmable hot water cylinder. Door to

### CLOAKROOM

4' 8" x 3' 4" (1.42m x 1.02m) with engineered wood floor with underfloor heating, tiled walls and fitted with a concealed cistern wc and wash hand basin with storage beneath.

### FIRST FLOOR LANDING

with triple glazed window to rear with bespoke fitted shutters, built in linen cupboard with lighting, loft access. NOTE The roof trusses have been arranged to allow for a conversion creating two extra bedrooms. This has been approved by the local planners.

### BEDROOM 1

17' 5" x 11' 1" (5.31m x 3.38m) a double aspect with triple glazed windows with bespoke wooden shutters, built in wardrobe, infrared heating panel and door to





#### **EN-SUITE BATHROOM**

14' 5" x 6' 8" (4.39m x 2.03m) narrowing to 10' 9" with obscured triple glazed window to front, part tiled walls and fitted with a concealed cistern wc, his and hers vanity sink unit, large shower with fixed rainfall shower head and hand held attachment, double ended bath with concealed fittings and shower attachment, chrome heated towel rail.

#### **BEDROOM 2**

14' 7" x 8' 5" (4.45m x 2.57m) with triple glazed window to side with bespoke fitted shutters and infrared heating panel door to

#### **EN-SUITE SHOWER ROOM**

8' 7" x 4' 0" (2.62m x 1.22m) with obscured triple glazed window to front and fitted with a concealed cistern wc, vanity wash hand basin, large shower cubicle with fixed rainfall showerhead, concealed fittings and hand held attachment, shaver point and chrome heated towel rail.

#### **BEDROOM 3**

11' 3" x 11' 3" (3.43m x 3.43m) with triple glazed windows to side with bespoke fitted shutters, infrared heating panel and fitted wardrobes.

#### **BEDROOM 4**

11' 2" x 7' 9" (3.40m x 2.36m) with triple glazed window to rear with bespoke fitted shutters, infrared heating panel, built in wardrobes.



#### **BATHROOM**

9' 6" x 9' 1" (2.90m x 2.77m) with obscured triple glazed window to front and fitted with a concealed cistern wc, built in sink with surround and cupboards beneath, bath with fixed and hand held shower attachments and chrome heated towel rail.

#### **OUTSIDE**

To the front is off street parking for three vehicles with an electric charging point and a further visitors area of parking. The garden wraps around both sides and to the rear being enclosed by close board fencing and a mixed hornbeam hedge. One side is predominantly laid to lawn with a raised vegetable bed and paved seating area adjacent to the sitting room. Stepping stones run through mixed herbaceous and flower planted borders to the verandah covered decking to the rear which wraps round to the other side and provides a lovely social entertaining space for seating and dining, accessed via the kitchen. There is outside lighting and power points. To the other side is a further lawned garden, a SHED with power and light. There is also drainage and power to an area of the garden where a home office could be constructed if required.

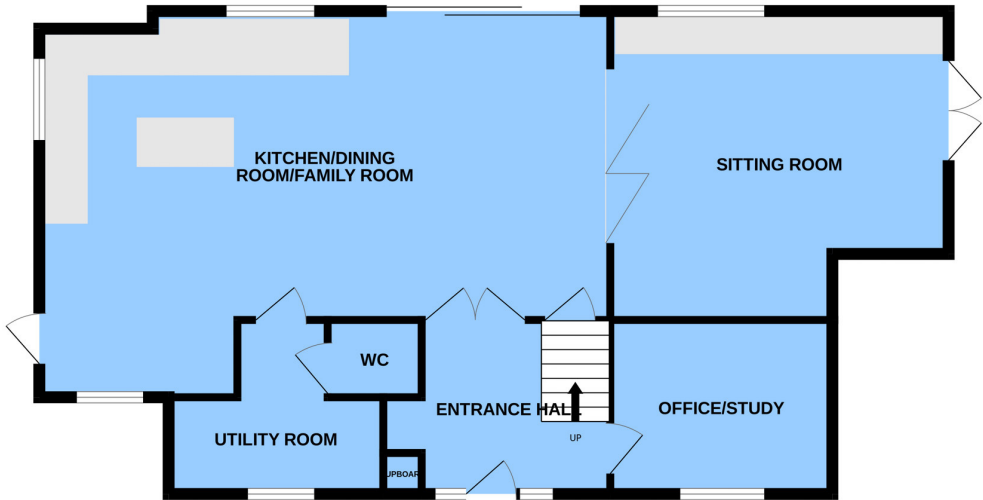
#### **COUNCIL TAX**

Rother District Council

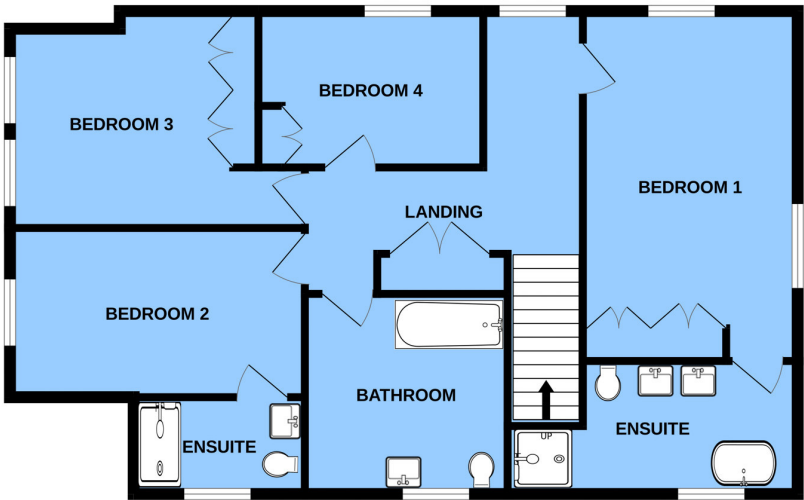
Band G £4,381.44



GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.

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+) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



