



Pine Ridge Oakhurst Road,  
BATTLE,  
TN33 0JL



# Pine Ridge Oakhurst Road

A beautifully presented four bedroom detached 1930's family home with generous proportions set amidst private and enclosed garden all set in a favoured and tucked away location within walking distance of the town centre and close to the mainline station.

## Features

1930'S DETACHED HOME

2 EN-SUITES

PARKING AND GARAGE

CONVENIENT LOCATION

4 BEDROOMS

CARRIAGE DRIVEWAY

ENCLOSED REAR GARDEN



## Description

This attractive detached 1930's family home is set in a quiet and tucked away location yet within a short distance of Battle High Street. Approached over a carriage driveway this double fronted period house has been tastefully refurbished and improved over the years and now provides immaculate and versatile accommodation.

The principle rooms are laid out around a large reception hall with parquet flooring. The kitchen is fully fitted and opens into a breakfast room with double doors opening out onto the garden and patio. There are three additional reception rooms, the main enjoying a double aspect with an attractive bay window with window seat and stone fireplace.

The first floor offers four bedrooms, two with en-suites, and a fully fitted family bathroom all having under floor heating. There is a large loft space with pull down ladder.

Outside there is an extensive area of parking with a carriage driveway, garage and enclosed rear garden. The whole is set in a convenient yet tucked away location off one of Battle's most popular roads that is just a short distance of the town centre and the mainline station.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and proceed along over Caldbeck Hill and into Whatlington Road. Continue along turning left before the right hand bend into Oakhurst Road and the property will be found as the first house on the right hand side.  
What3Words:// ///cubes.hollyclasp



#### **THE ACCOMMODATION**

with approximate room dimensions is approached via a covered porch with panelled door to:

#### **RECEPTION HALL**

30' x 10' (9.14m x 3.05m) with recessed lighting, coving, parquet flooring, stairs rising to first floor landing with understairs cupboard, windows to side and end.

#### **CLOAKROOM**

with coving, recessed lighting and fitted with a white concealed cistern wc and wash hand basin with mixer tap, large fitted mirror, radiator and towel rail.

#### **STUDY**

10' 3" x 8' 9" (3.12m x 2.67m) with large window to front, coving, cupboard with shelving, parquet flooring and fitted desk unit with drawers and shelving.

#### **DINING ROOM**

14' 6" x 11' 4" (4.42m x 3.45m) with window to front, coving, oak flooring, fire recess (not in use).

#### **LIVING ROOM**

20' 8" x 12' 10" (6.30m x 3.91m) a dual aspect room with bay window to front with fitted window seat, sandstone open fireplace, double doors to patio and garden.



#### **KITCHEN/BREAKFAST ROOM**

L shaped measuring 19' x 10' 7" (5.79m x 3.23m) plus 9' 10" x 8' 2" (3.00m x 2.49m) a double aspect room with two sets of double doors opening to the garden and side patio, tiled flooring throughout and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with internal larder storage, integrated dishwasher, fridge/freezer, two ovens, microwave and coffee maker. The kitchen provides ample space for a breakfast table enjoying views of the garden.

#### **UTILITY ROOM**

7' 1" x 5' 3" (2.16m x 1.60m) with window to side, tiled floor, space and plumbing for appliances with working surface, pressurised tank and wall mounted gas fired boiler.

#### **FIRST FLOOR LANDING**

with window to rear, loft access with pull down loft ladder, large airing cupboard with slatted shelves.

#### **FAMILY BATHROOM**

with obscured window to side, coving, recessed lighting, tiled floor with under floor heating and fitted with a white panelled bath with shower and shower screen, pedestal wash hand basin with mixer tap, shaver point to side, low level wc and heated ladder towel rail.



**BEDROOM 1**

14' 6" x 12' 10" (4.42m x 3.91m) a dual aspect room with window taking in views to the front, radiator, door to

**EN SUITE BATHROOM**

with obscured window to side, tiled floor with under floor heating, panelled bath with tiled surround, heated towel rail, fitted vanity sink unit, concealed cistern wc with mirror above, tiled enclosed push button shower.

**BEDROOM 2**

11' 3" x 10' 7" (3.43m x 3.23m) with window to rear, coving, recessed lighting, cupboard with hanging and shelving.

**EN-SUITE SHOWER ROOM**

with window to side, fully tiled, radiator and fitted with a white low level wc, wash hand basin with radiator to side and tile enclosed shower with glazed screen.

**BEDROOM 3**

14' 5" x 11' 4" (4.39m x 3.45m) with coving, window to front, radiator.

**BEDROOM 4**

14' 5" x 8' 10" (4.39m x 2.69m) max a dual aspect room with window taking in views to the front, coving, radiator.

**GARAGE**

16' 4" x 8' 10" (4.98m x 2.69m) with power and light, up and over door, window and glazed door to rear.

**OUTSIDE**

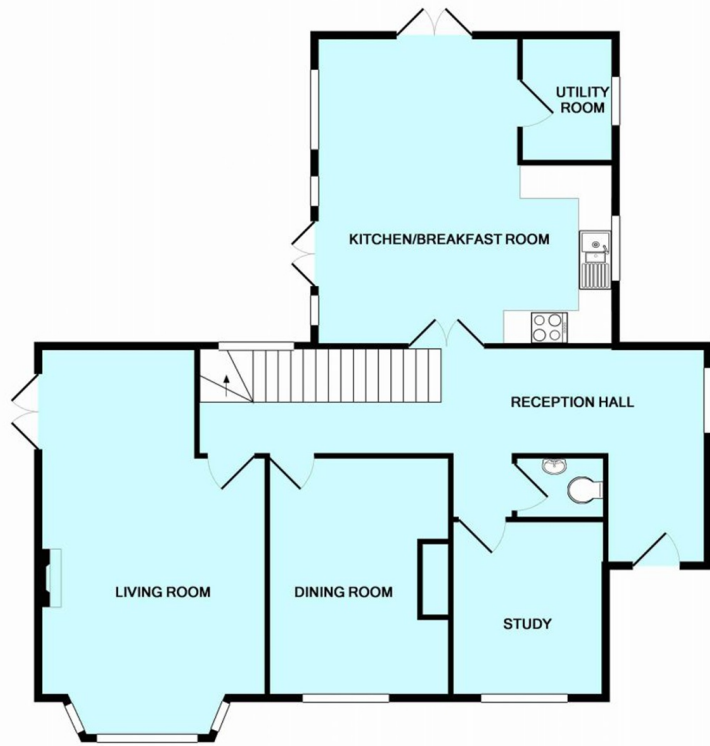
The property is approached over a block paved drive that provides ample parking with access to the side of the property. To one side in the garage. To the rear is a large expanse of paved patio that takes in views of the garden. The garden is predominantly hedge enclosed with an attractive pergola walk way to one side with space for a garden seat. An additional area of decking leads to a lower section with kitchen garden beds and access to a large timber shed. The garden is well stocked with a variety of plants, shrubs and specimen trees. To the other side of the property is a small enclosed courtyard area. The front is beech hedge enclosed with post and rail fencing and a carriage driveway with a large expanse of block paving.

**COUNCIL TAX**

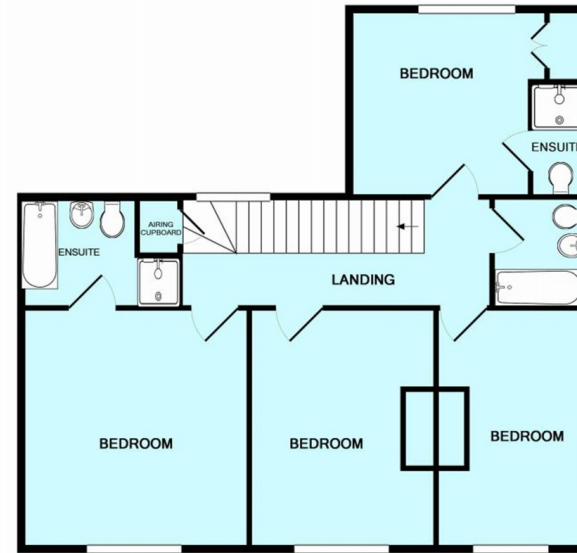
Rother District Council

Band F - £3,621.02





GROUND FLOOR  
APPROX. FLOOR  
AREA 1147 SQ.FT.  
(106.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 873 SQ.FT.  
(81.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2021 SQ.FT. (187.7 SQ.M.)  
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	75
(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	

