



Weatheroak Whatlington Road,  
BATTLE,  
TN33 0JN



# Weatheroak Whatlington Road

An exceptional and well maintained detached family home that enjoys a convenient and sought after location amidst established gardens with lovely westerly views, ample parking and double garage.

## Features

DETACHED FAMILY HOME

4 BEDROOMS, 2 WITH EN-SUITES,

DOUBLE GARAGE

WESTERLY FACING GARDENS

3 RECEPTION ROOMS

FAMILY BATHROOM

PARKING

POPULAR LOCATION



## Description

Viewing is essential to appreciate this immaculate detached house that enjoys established gardens and lovely views. Improved and extended in 2006 the bright and spacious rooms are well laid out around a large reception hall. There are three main reception rooms, the living room having a gas fire and double doors opening out onto the patio and garden. There is a separate study and dining room that also leads out onto the patio. The kitchen has recently been refitted as has the utility room that connects to the double integral garage with electric doors. There are four first floor bedrooms, two with en-suites, and a separate family bathroom. The house benefits from modern levels of insulation, double glazing and gas central heating with underfloor heating to some rooms. The established gardens enjoy a large patio and extend out to the rear. The side garden may also offer some potential for future development, subject to any necessary planning permission.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and proceed along and over Caldbec Hill and on to Whatlington Road where the property will be found along on the left hand side shortly after Virgins Lane.

What3Words:///retailing.officers.kneeled





#### **THE ACCOMMODATION COMPRISES**

Entrance Porch measuring 8' 7" x 6' 9" (2.62m x 2.06m) double glazed with tiled floor and hardwood panelled door to

#### **RECEPTION HALL**

19' x 5' 10" (5.79m x 1.78m) with stairs rising to first floor landing with understairs cupboard, tiled flooring.

#### **CLOAKROOM**

with window to front, tiled floor and fitted with a vanity sink unit, concealed cistern wc.

#### **STUDY**

12' 6" x 11' 2" (3.81m x 3.40m) with window to front, coved ceiling, fitted bookcase and cupboard housing the gas meter.

#### **LIVING ROOM**

25' 9" x 14' (7.85m x 4.27m) a triple aspect room with wide glazing and double doors onto the patio and garden with views beyond. The room is partially sub-divided to create two areas with coved ceiling and recessed lighting throughout. The stone fireplace has a Real Flame gas fire.

From the reception hall a wide opening leads through to

#### **DINING ROOM**

16' x 12' 5" (4.88m x 3.78m) with coved ceiling, tiled flooring with under floor heating and double doors opening onto the patio and garden.

#### **KITCHEN**

12' 9" x 10' 9" (3.89m x 3.28m) with recessed lighting, coved ceiling, window to rear, fully tiled floor with underfloor heating and fitted with a range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers with intelligent storage systems, integrated dishwasher and Rangemaster range oven. There is space and plumbing for a large fridge and a fridge/freezer. There is a large area of granite working surface incorporating a double circular bowl sink with mixer tap and waste disposal, under unit lighting, tiling and a breakfast bar. A connecting door leads through to

#### **UTILITY ROOM**

10' 9" x 6' 6" (3.28m x 1.98m) with glazed door to rear, tiled floor with under floor heating, and fitted with a range of base and wall mounted cabinets with space and plumbing for appliances, further area of working surface incorporating a stainless steel sink with mixer tap and drainer and a wall mounted gas fired boiler.

A connecting door leads through to the garage.

#### **FIRST FLOOR LANDING**

19' 5" x 5' 10" (5.92m x 1.78m) with tall window over half landing, loft access with pull down ladder,





#### **BEDROOM 1**

18' 6" x 14' (5.64m x 4.27m) having a double aspect with far reaching views, range of fitted wardrobes and glazed door to

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

10' 4" x 6' 5" (3.15m x 1.96m) with window to front, fully tiled and fitted with a vanity sink unit, concealed cistern wc, fitted cupboard with mirror and lighting, panelled bath with centre taps, large corner glazed shower, heated towel rail.

#### **BEDROOM 2**

16' x 11' 3" (4.88m x 3.43m) with windows taking in views to the rear.

#### **EN-SUITE**

8' 6" x 8' (2.59m x 2.44m) with window to front, tiled floor, fully tiled walls and fitted with a P shaped bath with shower and shower screen, pedestal wash hand basin with mixer tap and shaver point, low level wc.

#### **BEDROOM 3**

12' 5" x 9' 1" (3.78m x 2.77m) with window to front, storage cupboard.

#### **BEDROOM 4**

12' 5" x 7' 7" (3.78m x 2.31m) with window to rear taking in view

#### **BATHROOM**

8' 6" x 7' 3" (2.59m x 2.21m) with window to front, tiled floor, part tiled walls and fitted with a panelled bath with shower and shower screen, low level wc, pedestal wash hand basin, cupboard housing pressurised water tank.

#### **GARAGE**

18' 9" x 17' 1" (5.72m x 5.21m) with two sets of electric up and over doors, power and light.

#### **OUTSIDE**

The property is approached over a tarmac driveway with double gates leading through to an area of parking and turning giving access to the double garage. The property sits in a wide plot with access to each side. To one side the garden is large and level and may offer some development potential.

To the rear is a large area of patio taking in a south westerly aspect with lovely rural views. There is a shaded pergola and a large area of lawn that extends out with many established flowerbeds boasting an array of plants, shrubs and specimen trees. The whole perimeter is enclosed with mature hedging and within the gardens are two timber sheds.







**Ground Floor**  
Area: 135.2 m<sup>2</sup> ... 1455 ft<sup>2</sup>



**First Floor**  
Area: 101.6 m<sup>2</sup> ... 1094 ft<sup>2</sup>

**Weatheroak, Whatlington Rd, Battle TN33 0JN**

Total Area: 236.8 m<sup>2</sup> ... 2549 ft<sup>2</sup>

All measurements are approximate and for display purposes only

