



16 Virgins Lane,
Battle,
East Sussex,
TN33 0JH



16 Virgins Lane

Occupying a desirable location fronting Virgins Lane and with gardens and paddocks extending to approximately 3 acres (tbv), this spacious detached four bedroom chalet bungalow stands on elevated ground with wonderful views, parking and garage and separate vehicular access to land at the rear, all located within a short distance of the Town Centre.

Features

DETACHED CHALET PROPERTY
ESTABLISHED GARDENS
PADDOCKS
CLOSE TO TOWN CENTRE

4/5 BEDROOMS
SUNKEN POOL AND SUMMERHOUSE
IN ALL APPROXIMATELY 3 ACRES
(TBV)



Description

16 Virgins Lane is a unique detached chalet bungalow that has the benefit of a large section of ground that extends behind a number of neighbouring properties in all around 3 acres (tbv) and currently laid to pasture grazing. The property stands elevated above the road with lovely views and inside viewing is highly recommend to appreciate the spacious layout that has been extended and altered since its original construction. The property benefits from double glazing and gas central heating throughout with a large living room complete with wood burning stove that opens out into a conservatory and fully fitted kitchen with granite working surfaces. There are three ground floor bedrooms, one with a large en-suite as well as a separate family bathroom and to the first floor the master bedroom enjoys a dual aspect with stunning views to both the front and rear and an en-suite bathroom. Outside there is parking and garage to the front of the property with established gardens that boasts an array of plants and shrubs, a productive kitchen garden, sunken swimming pool and summerhouse. Beyond the formal gardens a gate, leads to the paddocks that extend across the back of a number of neighbouring properties, in all around 3 acres (tbv) and served by a narrow track.

Directions

From our office in Battle High Street proceed in a northerly direction into Mount Street. Proceed along and over Caldbec Hill and at the bottom of the hill turn left into Virgins Lane where the property will be found on the left hand side. What3Words: [///lifetimes.adjusting.deploying](https://www.what3words.com/?w3w=///lifetimes.adjusting.deploying)



THE ACCOMMODATION

With approximate room dimensions is approached via double glazed door to

ENTRANCE PORCH

6' 3" x 6' 1" (1.91m x 1.85m) With tiled floor and multi paned doors opening into INNER HALLWAY.

LIVING/DINING ROOM

28' 8" x 10' 0" (8.74m x 3.05m) widening to 16' 0" (4.88m) with window and double doors to patio and garden and double doors opening into conservatory. There is a central wood burning stove on a brick hearth and a door connecting to the kitchen.

CONSERVATORY

10' 4" x 8' 0" (3.15m x 2.44m) Of double glazed construction under a polycarbonate roof with double doors to side and tiled flooring.

KITCHEN/BREAKFAST ROOM

19' 5" x 13' 0" (5.92m x 3.96m) With window and double doors onto patio with views beyond. The kitchen is fitted with a comprehensive range of base and wall mounted units providing cupboards and drawers with integrated dishwasher and washing machine, wine cooler and a large larder cupboard, spaces for fridge, freezer and an oven range with extractor fan above. There is a large area of granite working surface incorporating a Butler sink with mixer tap and ample space for a table.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) Tiled flooring, fitted with a concealed cistern WC and vanity sink unit with mixer tap, panelled bath with glazed screen to side and heated towel rail.

BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m) max, with storage cupboards, window to garden.

BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m) With window to front, cupboard housing gas fired boiler.

BEDROOM SUITE

15' 0" x 9' 10" (4.57m x 3.00m) plus 8' 0" x 2' 10" (2.44m x 0.86m) A double aspect room with views of the garden.

EN-SUITE: Fully tiled walls and fitted with a pedestal wash hand basin, low level WC and glazed shower enclosure, heated towel rail.





FIRST FLOOR LANDING

With velux window to front.

STUDY/BEDROOM

10' 1" x 8' 9" (3.07m x 2.67m) Velux window to rear, eaves storage space.

BEDROOM

20' 8" x 11' 3" (6.30m x 3.43m) With picture window to front and rear enjoying wonderful views, hanging space and door to

EN-SUITE 10' 0" x 8' 0" (3.05m x 2.44m) with velux window, part tiled and fitted with a Jacuzzi bath with centre taps, pedestal wash hand basin, low level WC.

OUTSIDE

The property is approached via a pedestrian access that leads to the front gardens. In addition, fronting the road, is a single garage. The front gardens are enclosed with hedging and fencing and laid to lawn with a winding path that leads to a large patio across the front of the property taking in the views. The gardens are established with planted borders and offer a good deal of privacy with a small feature pond. To the side is a useful COVERED STORE 23' 8" x 5' 0" (7.21m x 1.52m) with access to both the front and rear.

To the rear is an area of paved patio with steps rising up to the rear garden which is beautifully planted and fence enclosed, offering established borders with areas of lawn and a pathway leading up to the rear where there is a productive kitchen garden with GREENHOUSE and raised planters. To the back of the garden is a DETACHED SUMMERHOUSE 14' 0" x 10' 8" (4.27m x 3.25m) with area of decking and outside lighting and sunken pool. The whole taking in wonderful views.

Beyond the garden, access is given to the paddock which is also served by a narrow vehicular access that rises up from Virgins Lane. The whole extends to approximately 3 acres (tbv) with a field shelter and old summerhouse. The whole has been divided into three paddocks with established borders affording wonderful views over parts of Battle and beyond.

COUNCIL TAX

Rother District Council

Band D - (£2,506.86)



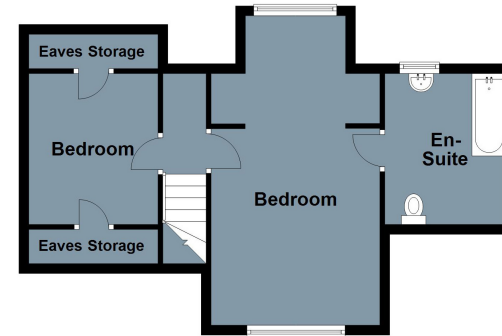
Ground Floor

Approx. 133.2 sq. metres (1434.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 177.7 sq. metres (1913.0 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

