

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk



www.campbellsproperty.co.uk

www.campbellsproperty.co.uk

[your local independent estate agent](http://www.campbellsproperty.co.uk)



Phoenix, Canadia Road, Battle, East Sussex TN33 0LR

£550,000 freehold

A unique detached home in a tucked away location backing onto woodland, yet within easy access to Battle, with four bedrooms, large garden and detached studio/gym.

Detached House
Convenient Location

4 Bedrooms
Private Woodland

Large Garden
Detached Studio/Gym

Ample Parking

Description

Tucked away on a quiet, no-through lane, this unique detached home enjoys a truly special setting, backing directly onto woodland. The property has been significantly improved by the current owners and now offers beautifully balanced accommodation, ideal for both family life and entertaining. The welcoming entrance hall opens straight into the kitchen and dining room, both enjoying lovely views across the garden. The dining area is a particular highlight, featuring a wood-burning stove that creates a warm and atmospheric heart to the home. A comfortable and inviting lounge provides a perfect retreat, complemented by a practical cloakroom on the ground floor. Upstairs, a generous landing leads to four well-proportioned bedrooms, three of which benefit from built-in wardrobes, along with a well-appointed family bathroom.

Outside, the property continues to impress. There are three off-road parking spaces plus an integral garage, while the rear garden is a standout feature, laid to lawned, with a paved, pergola-covered seating area offers an idyllic spot for outdoor dining, alongside a detached timber home office/gym. A charming bridge over a stream leads to an additional area of private woodland, making this a truly exceptional outdoor space. The Property is just a short drive from the bustling market town of Battle, offering a mainline station to London, excellent primary and secondary schools, and a wide range of local amenities.

Directions

Travelling north out of Battle on London Road, turn right into Canada Road, continue around to the right where the property will be found on the left hand side. What3Words: ///passage.bliss.weeds

THE ACCOMMODATION

With approximate room dimensions is approached with off-street parking for three vehicles with access to the garage, gated side access, and side pathway leading down to a covered entrance with exterior lighting and steps leading up to the front door.

ENTRANCE HALL

19' 8" x 7' 7" (5.99m x 2.31m) max, Open plan, ceiling lighting, stairs to first floor, under stairs storage cupboard, thermostatic controls for central heating and radiator, door leading to

CLOAKROOM

Double glazed obscured window to side aspect, fitted with low level wc, wash hand basin with mixer tap, chrome heated towel rail, attractive painted tongue and groove detailing, ceiling lighting, extractor.

KITCHEN

11' 2" x 12' 10" (3.40m x 3.91m) Double glazed window enjoying a stunning aspect over the rear garden and adjoining woodland with a UPVC double glazed door to garden, fitted with a bespoke crafted range of base and full height cupboards, sliding doors with open shelving, drawers and base cupboards, including dishwasher, one and a half bowl sink with drainer and pull out mixer tap, free standing island which houses a five ring gas hob and oven with small breakfast bar area, built in extractor over, space for American style fridge/freezer, pull out breakfast bar area, radiator, inset lighting, direct opening creating a social family space into the



DINING/FAMILY ROOM

10' 10" x 14' 9" (3.30m x 4.50m) With double glazed window enjoying outlook over the garden and woodland with a UPVC and double glazed door with garden access, ceiling lighting, built in wood burning stove, radiator, ample space for large family dining and seating area.



SITTING ROOM

16' 5" x 12' 8" (5.00m x 3.86m) Double glazed window to front aspect, radiator, ceiling lighting,

GARAGE

9' 11" x 17' 0" (3.02m x 5.18m) Accessed via internal door, with double barn style doors, power, lighting, space for washing machine, tumble dryer and large American style fridge/freezer.

FIRST FLOOR LANDING

Carpeted stairs with obscured window to side aspect, lighting, loft to boarded loft space.

BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m) With double glazed window to front aspect, two sets of built in double wardrobes, ceiling lighting, radiator.



BEDROOM TWO

9' 10" x 11' 8" (3.00m x 3.56m) With double glazed window to front aspect, ceiling lighting, radiator, built in wardrobe.

BEDROOM THREE

9' 6" x 9' 11" (2.90m x 3.02m) Double glazed window enjoying a stunning outlook over the rear garden and adjoining woodland, ceiling lighting, radiator, large built in wardrobe.

BEDROOM FOUR

12' 1" x 7' 6" (3.68m x 2.29m) Double glazed window to rear aspect with stunning views over the garden, ceiling lighting, radiator.

BATHROOM

7' 9" x 8' 3" (2.36m x 2.51m) Well appointed bathroom with double glazed window to side aspect, fitted with a low level wc, vanity wash basin with mixer tap and storage beneath, freestanding double ended bath with concealed mixer tap and large shower cubicle with glass sliding door, hand held shower attachment and fixed shower head, part tiled with further attractive painted tongue and groove detailing, inset lighting, tiled flooring, heated towel rail and extractor.

REAR GARDEN

Privately enclosed with a combination of close boarded fencing and hedgerow with a decked seating area adjacent to the rear of the property, ideal for outdoor entertaining, with a further sandstone seating area with built in seating and covered pergola. There is a detached timber studio, currently used as a gym but could make an ideal home office with power and lighting, picket fence leading to additional area of garden which slopes down to a bridge over a stream into area of woodland.



TIMBER OUTBUILDING

9' 1" x 12' 2" (2.77m x 3.71m) Fully insulated, power and lighting, windows to side aspect.

NOTE

As this is a private road there is an annual voluntary contribution of £65 towards upkeep of the road.

COUNCIL TAX

Rother District Council
Band C - £2,336.76

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.