



Belmont House,
Glengorse,
BATTLE,
East Sussex,
TN33 0TX



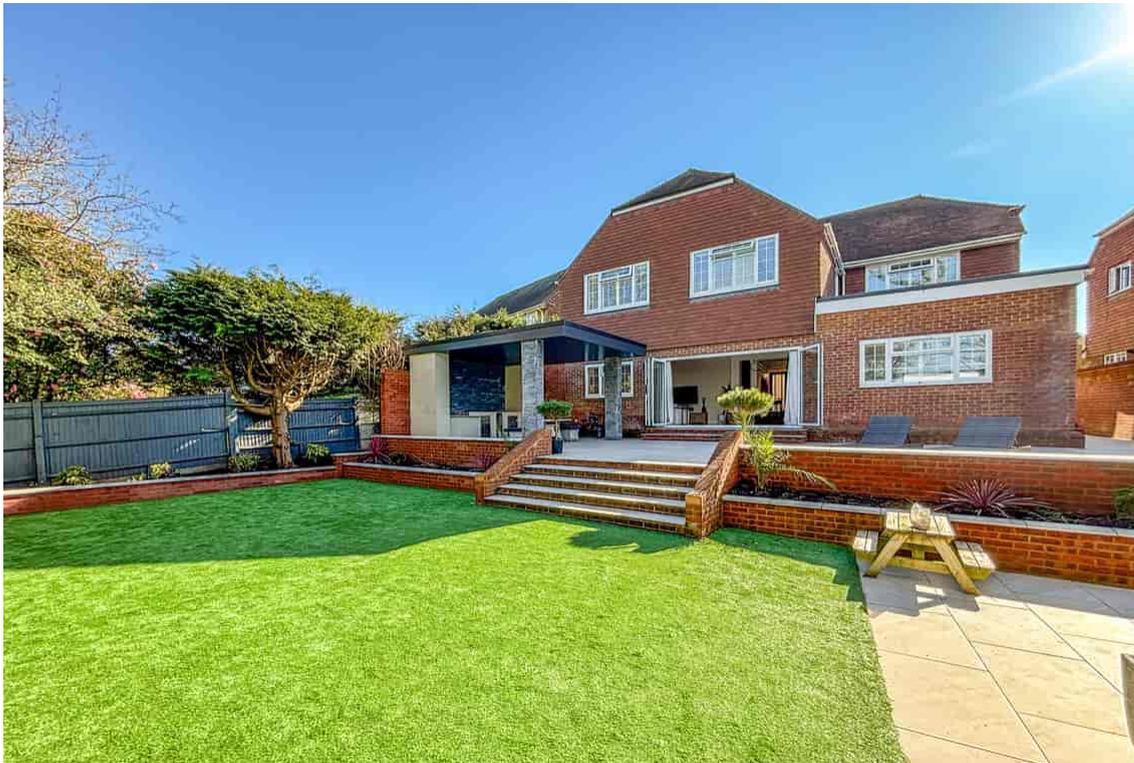
Glengorse

An impressive fully modernised 5 bedroom detached family home in the heart of a thriving market town with ample parking, landscaped garden and detached home office/studio.

Features

DETACHED FAMILY HOME
BEAUTIFULLY RENOVATED
CLOSE TO SCHOOLING AND
STATION

5 BEDROOMS
STUNNING KITCHEN/FAMILY ROOM
OUTDOOR STUDIO/OFFICE



Description

Beautifully refurbished, thoughtfully extended, and finished to an exceptional standard by the current owners, this generously proportioned five-bedroom detached home offering a 38ft stunning open-plan living space and super versatility for modern family life. From the moment you step into the impressive entrance hall, with its captivating sightline through to the rear garden, the sense of quality and space is immediately apparent. The ground floor offers a charming bay-fronted sitting room/snug complete with a wood-burning stove, a useful study with private entrance, ideal for home working, alongside a practical utility room, cloakroom, and additional storage room. Steps lead down to the showstopping 38ft kitchen–dining–family room — the true heart of the home. Designed for both everyday living and entertaining, this spectacular space features a high-specification integrated kitchen with granite work surfaces, a substantial central island, pantry storage, and ample space for a large dining table and relaxed seating area with bespoke alcove shelving. Bifold doors open seamlessly onto a porcelain sun terrace, complete with a covered outdoor kitchen, creating an effortless indoor–outdoor lifestyle. Upstairs, five generous double bedrooms provide excellent family accommodation. Two benefit from stylish en-suite shower rooms, while the principal suite enjoys an extensive range of built-in wardrobes. A beautifully appointed family bathroom serves the remaining bedrooms. Outside, the landscaped rear garden is designed for entertaining and relaxation, complemented by the covered outdoor kitchen and a detached 20ft office/studio—currently arranged as a golf simulator—offering superb flexibility for work, hobbies, or leisure. To the front, ample off-street parking adds further practicality. Perfectly positioned within easy reach of a mainline station and an excellent selection of highly regarded state and private schools, this exceptional home combines elegant design, modern comfort, and everyday convenience in one of the area’s most desirable market town settings.

Directions

From Battle High Street travel in a southerly direction, straight over the roundabout by The Chequers pub, continue up the hill, passing Tesco Express on your right and Glengorse will be found after a short distance on your right hand side. Turn left into the cul de sac and number 9 will be found on your left hand side. What3Words: ///paddlers.majoring.second



THE ACCOMMODATION

With approximate dimensions is approached via a block paved driveway providing providing ample off-road parking, manicured front garden and gated side access. A composite double glazed front door with double glazed windows to the side, opens into ENTRANCE PORCH with space for coats, log store area, further glazed door leading into

IMPRESSIVE ENTRANCE HALL

This grand space has a stunning access through the kitchen/family room directly onto the garden, attractive panelled walls, carpeted stairs to first floor. The whole of the ground floor is laid to engineered oak flooring in a Herringbone pattern with under floor heating.

CLOAKROOM

Double glazed obscured window to the front aspect fitted with a low level wc, wash hand basin with chrome mixer tap, heated towel rail, tiled walls.

FAMILY ROOM/SNUG

22' 0" x 12' 2" (6.71m x 3.71m) max, double glazed bay window, exposed brick chimney breast with wood burning stove, bespoke built in cupboards and recessed shelving, attractive coved ceiling and downlights.

OFFICE

14' 1" x 10' 1" (4.29m x 3.07m) Double glazed door with side access and built in shutters, built in office furniture comprising of desk, base mounted cupboards and open shelving, downlights.



UTILITY ROOM

9' 3" x 8' 6" (2.82m x 2.59m) Double glazed window to side aspect, fitted with a matching range of wall and base mounted units with a combination of cupboards and drawers with work surface over, space and plumbing for washing machine and tumble dryer, inset sink and drainer with mixer tap, wall mounted gas fired boiler, tiled flooring, column style heated towel rail, part tiled walls, consumer unit for the electrics, doorway into the store room.

STORE ROOM

9' 2" x 7' 9" (2.79m x 2.36m) Previously part of the garage, with electric roller door to the front, ceiling lighting.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

38' 0" x 14' 2" (11.58m x 4.32m) This impressive room is ideal for social gatherings, the heart of the home with clearly defined areas to provide a comfortable seating area, formal dining and fully equipped kitchen. The kitchen comprises of a comprehensive range of base mounted cupboards and full height units with glass display dresser cabinets and granite work surface with matching upstand, large feature pantry style cupboard and a large island with further built in storage beneath, soft close drawers and large granite work surface, integral larder fridge and freezer, induction hob, two eye level ovens, coffee machine and microwave. There is a wine cooler and a Belfast sink with Quooker hot water tap, combination of inset downlights and a feature pendent with a glass atrium, flooding the room with natural light along with double glazed windows with a delightful aspect onto the rear garden and a set of bi-fold doors which open the space into the garden, ideal for entertaining. There is additional space for a large family dining table and a seating area with recessed shelving with inset lighting, further double glazed window overlooking the garden.



GALLERIED LANDING

Double glazed window to front aspect, built in storage cupboard, loft hatch with pull down ladder and lighting.

MASTER BEDROOM

19' 3" x 10' 0" (5.87m x 3.05m) Extensive built in wardrobes, radiator, double glazed window to front aspect with bespoke fitted shutters. EN-SUITE Double glazed obscured window to front aspect, fitted with a large walk-in shower with chrome fittings, waterfall style shower head and further hand held attachment, low level wc, wall mounted vanity wash basin with chrome mixer taps, wall mounted bluetooth mirror above, heated towel rail, tiled walls, tiled floor.

BEDROOM 2

14' 5" x 11' 8" (4.39m x 3.56m) Double glazed window to rear aspect with views over the garden and built in bespoke shutters, radiator, ceiling lighting. EN-SUITE Fitted with low level wc, wall mounted wash hand basin with mixer tap, shower enclosure, heated towel rail, extractor fan, downlights, tiled flooring.

BEDROOM 3

14' 1" x 9' 9" (4.29m x 2.97m) Double glazed window, with bespoke fitted shutters, to rear aspect, built in wardrobes, radiator, ceiling lighting.

BEDROOM 4

13' 1" x 8' 3" (3.99m x 2.51m) Double glazed window to side aspect, ceiling lighting, radiator.

BEDROOM 5

11' 1" x 9' 2" (3.38m x 2.79m) Double glazed window to rear aspect with bespoke fitted shutters and views over the rear garden, feature panelled wall, radiator, ceiling lighting.



FAMILY BATHROOM

Double glazed obscured window to side aspect, fitted with a low level wc, vanity wash basin, wall mounted bluetooth mirror above, large walk-in shower enclosure with rainfall shower head and further hand held shower attachment, bath with mixer tap and shower attachment, tiled floors, tiled walls and chrome heated towel rail.

OUTSIDE

The rear garden has been extensively landscaped and offers a wonderful space ideal for entertaining, accessed directly from the kitchen/family room leading onto a substantial porcelain tiled sun terrace with a covered outside kitchen. Steps lead down onto an area of artificial lawn with flower and shrub planted borders, all enclosed with fencing with gated side access.

STUDIO

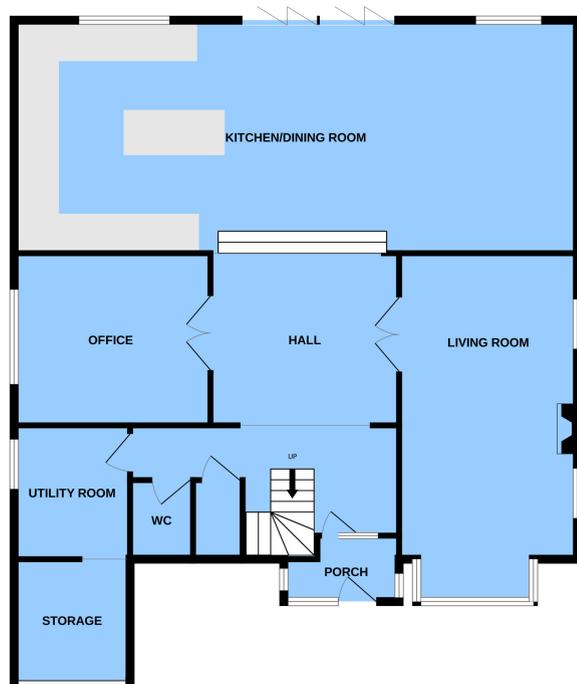
21' 4" x 12' 0" (6.50m x 3.66m) This recently constructed fully integrated room is currently used as a golf simulator. Equipment available via separate negotiation. Power and light, double doors to front.

COUNCIL TAX

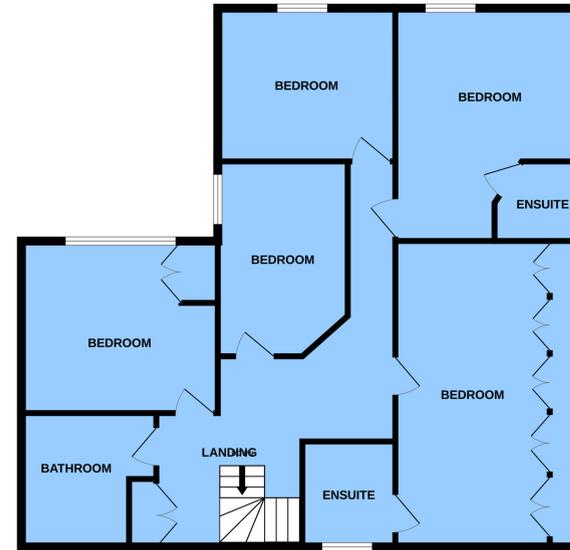
Rother District Council

Band F - £3,797.26

GROUND FLOOR



1ST FLOOR



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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