



The White Cottage,
Caldbec Hill,
Battle,
East Sussex,
TN33 0JY



Caldbec Hill

Conveniently situated on Caldbeck Hill standing elevated and enjoying fabulous views, this link detached 1920s house has been extended in recent years and now combines to provide generous and adaptable accommodation set out over two floors amidst delightful gardens with vehicular access, parking and garage to the rear, all located within a short stroll of the historic High Street.

Features

LINK DETACHED HOUSE
2/3 RECEPTION ROOMS
FABULOUS VIEWS
PARKING AND GARAGE

4 BEDROOMS
ESTABLISHED GARDENS
CONVENIENT LOCATION



Description

A link detached 1920s house that was subject to a large extension in recent years and now provide spacious accommodation laid out over two floors with gas fired central heating and double glazing throughout. The impressive accommodation is arranged around a large reception hall and to the rear a fabulous living room has an Atrium roof and bi-fold doors that open out onto the patio and garden. There are three additional reception rooms, one that could be used as a ground floor bedroom in conjunction with a separate shower room. The kitchen/breakfast room has a wood burning stove and opens out onto the garden and there is also the benefit of a utility room. To the first floor are three bedrooms but the main has its own dressing room and could easily be separated into a fourth bedroom. The master bedroom has a Juliet balcony, luxurious en-suite as well as a separate family bathroom. The gardens are a real feature of the property being set to both the front and rear being beautifully planted and providing large seating areas with a patio to the front that takes in fabulous views. The rear gardens are a real feature and incorporate a driveway that leads to a double garage. The whole is conveniently situated within proximity of the High Street and viewing is highly recommended.

NOTE: The property is liable for a portion of the maintenance of the private road.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along into Caldbeck Hill where the property will be found along on the left hand side opposite Senlac and Caldbeck Court, indicated by our For Sale board. A private road gives access to the rear.

What3Words:///aviation.certified.purifier



THE ACCOMMODATION

with approximate room dimensions comprises a panelled door to

RECEPTION HALL

15' 7" x 4' 9" (4.75m x 1.45m) leading to

INNER HALL

20' 3" x 3' 4" (6.17m x 1.02m) with stairs rising to first floor landing with window above, understairs cupboard and cloaks cupboard with storage above.

STUDY/GROUND FLOOR BEDROOM

14' 6" x 10' 9" (4.42m x 3.28m) with window taking in views to the front.

From the Reception Hall double doors open to

DRAWING ROOM

20' 0" x 15' 0" (6.10m x 4.57m) with glazed roof lantern and enjoying a double aspect with bi-fold doors opening onto the patio and garden. There is a central brick fireplace with bressumer beam.

SHOWER ROOM

with obscured window to rear and fitted with a tile enclosed shower, wc and wash hand basin with heated towel rail to side.

SITTING ROOM

17' 6" x 14' 0" (5.33m x 4.27m) with double doors opening on the patio, brick fireplace with inset real flame gas fire.

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m) with window taking in views to the front, central brick fireplace (not in use).

KITCHEN/BREAKFAST ROOM

12' 0" x 11' 8" (3.66m x 3.56m) plus 7' 10" x 6' 7" (2.39m x 2.01m) with window and double doors to patio, central tiled fireplace with inset wood burning stove, cupboards and drawers to side with shelving above. The kitchen area is fitted with a range of base and wall mounted Mobalpa oak units providing cupboards and drawers with integrated dishwasher, fridge and built in low level oven. There is a good area of working surface with an acrylic sink with mixer tap and drainer and a four burner gas hob with extractor fan above. Larder cupboard 5' 2" x 2' 3" (1.57m x 0.69m).

UTILITY ROOM

11' 0" x 6' 0" (3.35m x 1.83m) with window and glazed door to covered patio area, further range of kitchen cabinets with space and plumbing for appliances and working surface incorporating a stainless steel sink.

STOREROOM

9' 1" x 5' 0" (2.77m x 1.52m) with window to garden.





DRESSING ROOM

14' 0" x 11' 0" (4.27m x 3.35m) with window to front, brick fireplace and range of fitted wardrobes with hanging and shelving opening through to Master Bedroom. This room could be sub-divided to create an additional bedroom.

MASTER BEDROOM

16' 0" x 11' 9" (4.88m x 3.58m) with window and glazed door to Juliet balcony with views beyond.

EN-SUITE

13' 0" x 5' 8" (3.96m x 1.73m) with obscured window to rear, tiled floor and walls and fitted with a white panelled bath with mixer tap and shower attachment, bidet, low level wc, vanity sink unit with medicine cabinet above and large shower enclosure with glazed screen. There is a heated towel rail and cupboard housing the gas fired boiler.

FAMILY BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m) with obscured window to rear and fitted with a white panelled bath with mirror recess above, mixer tap, pedestal wash hand basin and low level wc.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) with window to front, cupboard with hanging and shelf.

BEDROOM

12' 1" x 12' 0" (3.68m x 3.66m) a double aspect room with painted brick fireplace (not in use), cupboard with hanging and shelf.



OUTSIDE

The property fronts Caldbec Hill with a pedestrian pathway and steps rising up to the front garden. The front garden is beautifully planted with tiered areas of lawn divided with established flowerbeds and mature borders. A patio extends across the front giving access to a covered area in front of the utility room. A gated access leads to the rear garden as well as a vehicular access with gated entry to a driveway and the garage. Across the back of the property is a large paved patio with barbeque and steps rise up to the rear garden providing areas of lawn interspersed with many plants, shrubs and specimen trees with established flowerbeds and mature borders, the whole being fence and hedge enclosed. There is a timber shed and greenhouse.

GARAGE

A large double garage with electric garage doors and a workshop area.

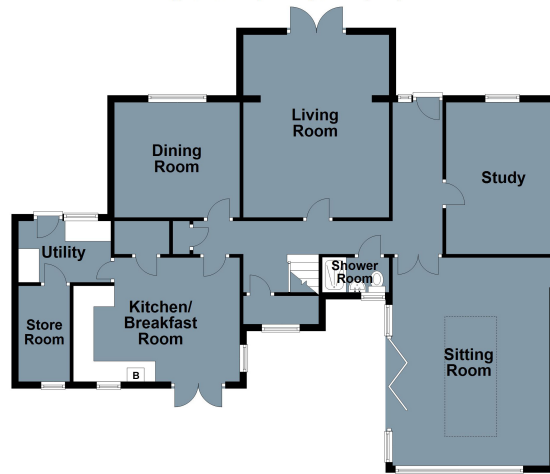
COUNCIL TAX

Rother District Council

Band E - £3,213.06

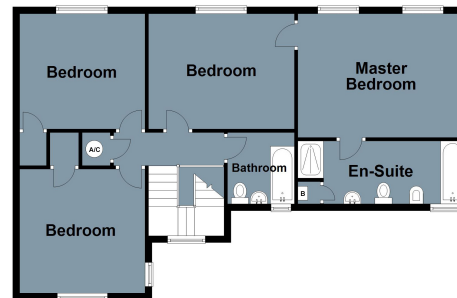
Ground Floor

Approx. 128.2 sq. metres (1379.4 sq. feet)



First Floor

Approx. 83.7 sq. metres (900.8 sq. feet)



Total area: approx. 211.8 sq. metres (2280.2 sq. feet)
For illustration purposes only - not to scale

