



Dormers,
Whatlington Road,
BATTLE,
TN33 0NB



Whatlington Road

This stunning detached period property is on the market for the first time in over 50 years offering three bedrooms, three reception rooms and a stunning garden with fabulous countryside views. Chain free.

Features

DETACHED PERIOD PROPERTY

CHARACTER FEATURES

GARAGE

LANDSCAPED FRONT AND REAR
GARDENS

3 RECEPTION ROOMS

3 BEDROOMS

SET IN APPROXIMATELY 1 ACRE
(TBV)

OFFERED CHAIN FREE



Description

Available chain free for the first time in 50 years, this stunning detached period property, built circa 1910, offers a rare combination of timeless character, generous proportions, and truly breathtaking surroundings. Set within beautifully landscaped gardens approaching 1 acre, the home enjoys complete privacy and backs onto open farmland, offering uninterrupted countryside views that must be seen to be appreciated. Rich in original features and flooded with natural light, the accommodation boasts high ceilings and elegant period detailing throughout. The ground floor includes a welcoming sitting room, a formal dining room with direct access to the garden, a charming breakfast room adjoining the kitchen, a boiler room, and a cloakroom. Upstairs, a wide staircase leads to three generous double bedrooms and a well-appointed family bathroom. Externally, the property continues to impress with a detached garage, ample off-road parking, and a meticulously maintained, well-stocked garden — a true paradise for gardening enthusiasts and a perfect haven for outdoor entertaining. This is a unique and rarely available home offering peace, privacy, all within an idyllic rural setting. With scope to extend, subject to the necessary consents.

Directions

Travelling from Battle High Street in a northerly direction, take the first right into Mount Street, proceed up the hill and onto Whatlington Road, proceed down the hill and over the railway bridge where the property will be found on the right hand side. What3Words: [///evidence.fragments.blatantly](https://www.what3words.com/evidence.fragments.blatantly)



THE ACCOMMODATION COMPRISES:

The property is approached via a sweeping pea shingled pathway leading to a solid wood front door opening into

ENTRANCE PORCH

Quarry tiled floor, window to side, further original wooden and glazed door leading into the

ENTRANCE HALL

10' 0" x 8' 0" (3.05m x 2.44m) Stairs to first floor, ceiling lighting, radiator.

WASH ROOM

5' 11" x 5' 7" (1.80m x 1.70m) Window to front, wall lights, wash hand basin, radiator, ample space for coat/boot storage, door into

CLOAKROOM

5' 11" x 2' 10" (1.80m x 0.86m) Fitted with a high level wc, window to front, ceiling lighting.

SITTING ROOM

21' 2" x 13' 5" (6.45m x 4.09m) Into large bay window with original lead glazed panels and offering a stunning outlook over the manicured rear garden, additional dual aspect to the side, ceiling lighting, three radiators, open fireplace with tiled surround and hearth.

DINING ROOM

15' 11" x 16' 6" (4.85m x 5.03m) max, into large bay window with leaded glazed panels and a stunning outlook over the gardens, exposed original floorboards, serving hatch to breakfast room, tiled fireplace with wooden surround and mantle, two radiators and wooden and glazed door with garden access leading out onto the covered seating area with access onto the rear garden.

BREAKFAST ROOM

12' 0" x 13' 3" (3.66m x 4.04m) With original wood and glazed window to front aspect, ceiling lighting, feature brick fireplace, serving hatch to dining room, walk-in under stairs storage cupboard with lighting and shelving, glazed door leads through to

KITCHEN

14' 4" x 7' 10" (4.37m x 2.39m) Dual aspect with windows to the front and side, fitted with a matching range of wall and base mounted units with complementing work surface, one and a half bowl sink with mixer tap, space for washing machine, fridge, freezer and oven, wooden glazed door with side access, attractive feature wood panelling, ceiling lighting and radiator, door to

BOILER ROOM

4' 6" x 4' 11" (1.37m x 1.50m) Housing the base mounted oil fired boiler, open shelving, ceiling lighting, controls to the security system.

From the entrance hall, a staircase leads to





BEDROOM ONE

16' 2" x 13' 8" (4.93m x 4.17m) Traditional wood and lead glazed window providing a stunning outlook over the landscaped gardens with far reaching uninterrupted countryside views, radiator, ceiling lighting.

BEDROOM TWO

13' 5" x 13' 8" (4.09m x 4.17m) Traditional wood and lead glazed window with a stunning outlook over the garden with far reaching uninterrupted countryside views, attractive wood panelling, feature cast iron fireplace with surround and mantle, radiator, ceiling lighting.

BEDROOM THREE

12' 9" x 10' 7" (3.89m x 3.23m) Wooden and lead glazed window to front aspect, ceiling lighting, radiator, loft hatch with pull down ladder to part boarded loft with lighting, walk-in eaves storage cupboard which is boarded and has lighting.

BATHROOM

10' 4" x 8' 9" (3.15m x 2.67m) Lead and wood glazed window to the front aspect, fitted with a low level wc, wash hand basin with hot and cold taps, panelled bath with Victorian style mixer tap with shower attachments, part tiled walls, ceiling lighting, radiator, airing cupboard with shelving and radiator.

DETACHED GARAGE

18' 4" x 9' 8" (5.59m x 2.95m) with Barns style doors.

OUTHOUSE

Ideal for storage and houses consumer RCD unit and meters.

OUTSIDE

There is ample driveway parking. The front garden is enclosed by mature hedging with manicured lawn and a pea shingle pathway leading to the front door. Planted with mixed well stocked herbaceous flower and shrub borders, there is a well and gated side access to both sides leading to the rear garden.

The rear garden is sure to be a delight to any keen gardener, extending to approximately 1 acre, having been lovingly tended and well stocked by the previous owner. There is a paved seating area which leads onto a formal level lawn with extensively well planted flower and shrub borders, pathway leading to a feature pond. The garden dog legs around the corner to a further area of lawn extending down with beautiful views over adjoining countryside and farmland, enclosed vegetable and fruit patch, two timber sheds and a greenhouse.

COUNCIL TAX

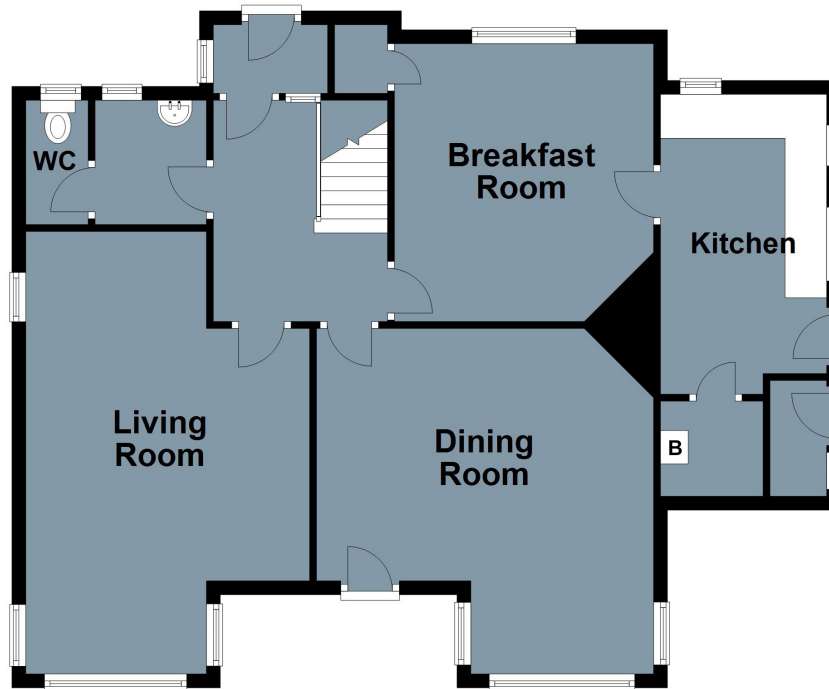
Rother District Council

Band F - £3,797.26



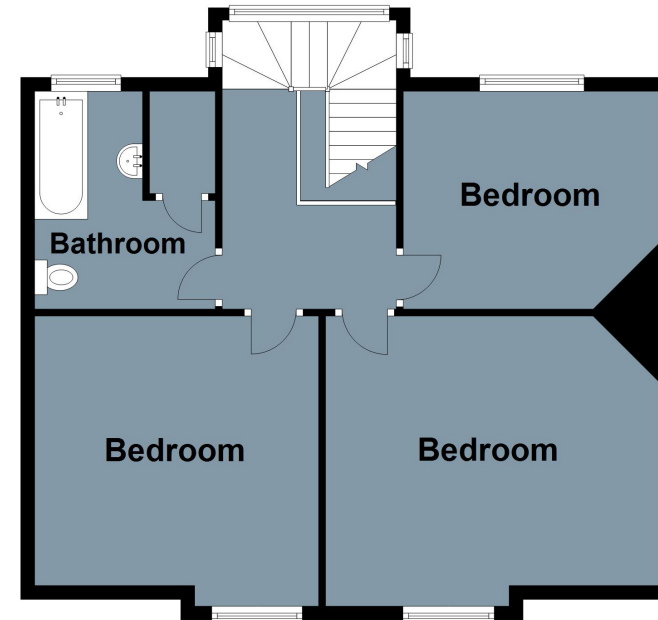
Ground Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



Total area: approx. 158.7 sq. metres (1708.1 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		
(55-68)	D		68
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

