



Pipers Meadow Chain Lane,  
BATTLE,  
East Sussex,  
TN33 0HG



# Pipers Meadow Chain Lane

Tucked away yet moments from Battle High Street this wonderful five year old detached family house finished to the highest standard offering spacious and adaptable accommodation ideal for family living with up to 6 bedrooms and 3 reception rooms all set in the centre of large gardens with fabulous views to the rear.

## Features

LARGE DETACHED PROPERTY

6 DOUBLE BEDROOMS

KITCHEN/LIVING ROOM

CLOSE TO TOWN CENTRE

3 RECEPTION ROOMS

TRIPLE CAR BARN

STUNNING VIEWS

AREA OF OUTSTANDING NATURAL BEAUTY



## Description

Viewing is essential to appreciate this tucked away detached 5/6 bedroom family home that is finished to an exacting standard with quality fixtures and fittings and benefits from high levels of insulation, timber double glazing and gas central heating with underfloor heating to the ground floor and bathrooms.

Approached over a little used lane, electric gates lead to a driveway with a turning circle and parking with access to a triple car barn. Inside you are greeted by a large galleried reception hall that flows into a magnificent kitchen/living area with wide bi-fold doors that take in the stunning rural views. There are two additional reception rooms with a ground floor bedroom suite that could also be used as a third reception room.

To the first and second floors are five bedrooms, the master being set to the rear of the property enjoying a Juliet balcony, large dressing room and en-suite bathroom.

Outside the property sits in the centre of approx 3/4 of an acre of ground enjoying a wonderful aspect over rolling countryside. There are large areas of block paved patio that lead out onto large areas of lawn. To one corner is a kitchen garden area. There is also a triple car barn with storage above and a useful insulated and painted timber shed.

NOTE: The property owns the section of land at the front of the property and also the small area of ground on the other side of the lane.

## Directions

From North Trade Road turn right into Chain Lane and the property will be found shortly along on the left hand side.



## THE PROPERTY COMPRISES

### GALLERIED RECEPTION HALL

18' 10" x 16' 1" (5.74m x 4.90m) with stairs rising to a galleried landing, oak flooring, large double storage cupboard and double doors to

### KITCHEN/FAMILY ROOM

35' 7" x 20' 0" (10.85m x 6.10m) narrowing to 14' 7" an impressive double aspect room partially vaulted with Velux windows and tiled flooring throughout. The kitchen is fitted with an extensive range of base and wall mounted cabinets with integrated appliances all arranged around a centre island with a 1 1/2 bowl stainless steel sink and retractable power point. The kitchen flows into a dining and living area with recess for a flat screen tv and wide bi-fold doors onto the patio and garden. There is a pantry measuring 7' 1" x 4' 1" (2.16m x 1.24m) with extensive shelving.

### UTILITY ROOM

9' 1" x 7' 2" (2.77m x 2.18m) with window to side, tiled floor, loft access and a range of base and wall mounted cabinets concealing the fuseboard and boiler. There are spaces and plumbing for appliances and a working surface incorporating a stainless steel sink with mixer tap.

### DRAWING ROOM

18' 9" x 14' 8" (5.71m x 4.47m) a dual aspect room with wide bi-fold doors opening onto the patio and garden, central brick fireplace with inset wood burning stove.

### GROUND FLOOR BEDROOM

14' 8" x 12' 4" (4.47m x 3.76m) with window to front.

EN-SUITE with obscured window to side and fitted with a wet room shower area with glazed screen, pedestal wash hand basin, concealed cistern wc with heated towel rail to side.

### BEDROOM

14' 7" x 14' 4" (4.45m x 4.37m) having a double aspect with double doors and access to side patio.

### FIRST FLOOR GALLERIED LANDING

with window to front and further stairs rising to the second floor.

### BEDROOM 1

14' 9" x 11' 1" (4.50m x 3.38m) with window to front, large walk in wardrobe with fitted cupboards, shelving and hanging rail.

EN-SUITE with window to side, tiled floor and fitted with a white panelled bath with shower and shower screen, wash hand basin with mixer tap, concealed cistern wc, heated towel rail.





## BEDROOM 2

14' 9" x 12' 7" (4.50m x 3.84m) with window to rear.

EN-SUITE with obscured window to side, tiled floor and walls and fitted with a wet room shower area with shower screen, vanity sink unit, concealed cistem wc, heated towel rail.

## BEDROOM 3

14' 5" x 11' 8" (4.39m x 3.56m) with window to front, large wardrobe cupboard with hanging and shelving.

EN-SUITE with tiled floor and walls and fitted with a wet room shower area with glazed screen, vanity sink unit with mirror above, concealed cistem wc and heated towel rail.

## MASTER BEDROOM

20' 0" x 14' 9" (6.10m x 4.50m) with window and double doors onto Juliet balcony taking in the views, part panelled walls and opening through to

DRESSING ROOM 11' 7" x 8' 5" (3.53m x 2.57m) with extensive range of wardrobe cupboards with hanging and shelving and opening through to

EN-SUITE with window to rear, tiled floor and walls and fitted with a panelled bath with centre taps, vanity sink unit with mirror above, heated towel rail and large wetroom shower area with glazed screen.

## SECOND FLOOR LANDING

with large Velux window taking in views, access to loft space.

## BEDROOM

18' 2" x 10' 0" (5.54m x 3.05m) with Velux window to rear, oak flooring, access to loft space.

EN-SUITE with roof lantern, tiled floor and walls and fitted with a panelled bath with centre tap, wet room shower area with glazed screen, concealed cistem wc and vanity sink unit.

## OUTSIDE

The property is approached via a 5 bar gate leading to a large tarmac driveway providing parking and leading round a turning circle with access to the garage. The front garden provides large areas of lawn with established flowerbeds and a large pond with planted borders. To the rear of the car barn is a TIMBER SHED. On the east side of the house is an attractive paved patio with planted borders providing access to a WOOD STORE. A pathway continues round to the side and opens onto the rear patio which takes in the wonderful views. The rear gardens are predominantly laid to lawn being fence and hedge enclosed with established flowerbeds. To one corner is an enclosed kitchen garden area with a TIMBER SHED and GREENHOUSE. To the west side is a further area of lawn with a variety of pine trees.

## TRIPLE CAR BARN

27' 3" x 18' 0" (8.31m x 5.49m) with storage above.

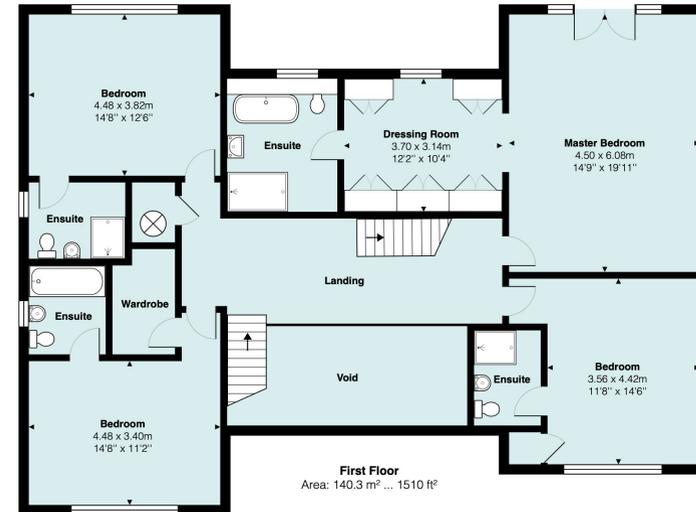
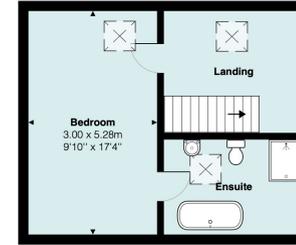
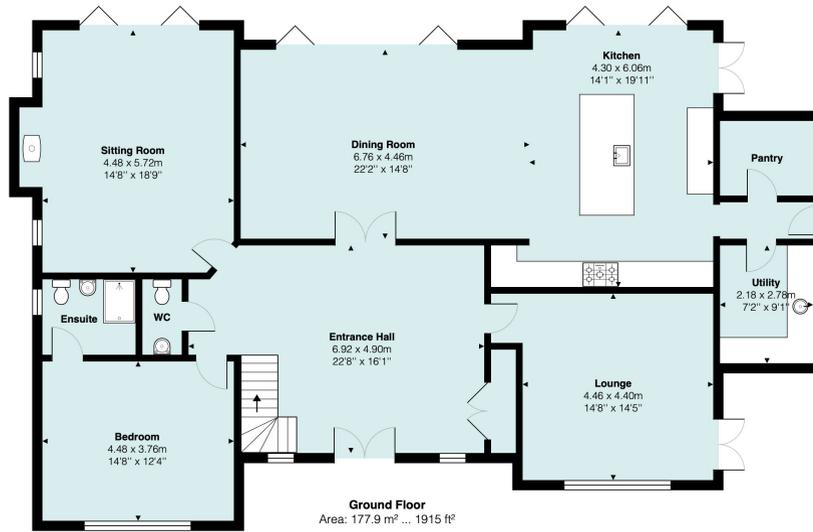
## COUNCIL TAX

Rother District Council

Band G

£3,789.89





**Pipers Meadow, Chain Lane, Battle, TN33 0HG**

Total Area: 352.2 m<sup>2</sup> ... 3791 ft<sup>2</sup>

All measurements are approximate and for display purposes only

