

Campbell's Estate Agents
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7 Battle Gates, Battle, East Sussex TN33 0JD

£590,000 freehold

Located in a tucked away cul-de-sac close to Claverham School and the historic high street, is this extended and improved four/five bedroom family home that enjoys a tucked away setting amidst large gardens backing onto the Beech Farm estate with lovely views.

Detached Family Home
Enclosed Gardens

4/5 Bedrooms
Backing onto Beech Farm Estate

Kitchen/Living Room
Lovely Views

Popular Cul-de-Sac
Close to Claverham School

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Description

Set in a desirable location close to Claverham School and just a short stroll from the historic high street, is this generous 4/5 bedroom family home that has been extended in recent years. At the heart of the property is a fabulous kitchen/dining room, with oak working surface, that opens into a dining area with wide sliding doors that look out onto the enclosed gardens that back onto the Beech Farm estate. The kitchen/living room also enjoys a snug area as well as a separate sitting room with wood burning stove. The flexible layout provides a fifth bedroom on the ground floor that would be ideal as a home office with an adjacent shower room whilst to the first floor are four double bedrooms, the master offering ample space for a separate dressing room if required. The luxurious family bathroom has both a panelled bath and large shower enclosure and the whole enjoys established gardens with of road parking and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Proceed along turning right into Battle Gates, bear left and take the second right turning where the property will be found at the end of the cul-de-sac.

What3Words:///another.violinist.superhero

THE ACCOMMODATION

with approximate room dimensions is approached via a double glazed door to

RECEPTION HALL

15' 10" x 6' 0" (4.83m x 1.83m) with stairs rising to first floor landing, large understairs cupboard.

SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.68m) with obscured window to side, recessed lighting and fitted with a corner glazed shower with tiled enclosure, wash hand basin with mixer tap, low level wc and heated towel rail.

STUDY/BEDROOM

14' 1" x 8' 2" (4.29m x 2.49m) with window to front and glazed door to outside, recessed lighting and fitted working surface with cupboards beneath.

LIVING ROOM

13' 10" x 13' 4" (4.22m x 4.06m) with large picture window to front, coved ceiling and central fireplace with inset wood burning stove on a slate hearth. A pocket sliding door leads through to

KITCHEN/DINING AREA

29' 0" x 13' 10" (8.84m x 4.22m) narrowing to 9' 6" with window and 13' wide sliding glazed doors opening onto the patio and garden, recessed lighting and fitted with a range of contemporary base and wall mounted kitchen cabinets incorporating cupboards and drawers with internal storage systems, integrated dishwasher, fitted double oven and good areas of hardwood working surface incorporating a 5 burner gas hob with extractor fan above and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. The working surface provides a breakfast bar and there is space and plumbing for a fridge/freezer. The dining area has a dual aspect leading into a further snug area measuring 8' 1" x 7' 0" (2.46m x 2.13m) with window to front.

UTILITY ROOM

10' 3" x 8' 5" (3.12m x 2.57m) a double aspect room with double glazed doors opening onto the patio and garden. A large cupboard conceals the water tank and gas fired boiler. There is a recess with space and plumbing for a washing machine and tumble dryer and a further range of base and wall mounted cabinets with a stainless steel sink with mixer tap and drainer.

MASTER BEDROOM

16' 7" x 14' 5" (5.05m x 4.39m) having a dual aspect with fabulous views over the Beech Farm estate, recessed lighting, space for dressing area.



BEDROOM

11' 0" x 8' 1" (3.35m x 2.46m) with picture window to front.

BATHROOM

12' 0" x 5' 4" (3.66m x 1.63m) with picture window taking in views to the rear, fitted with a large panelled bath with centre tap, his and hers vanity sink unit with mirror and light above, heated towel rail, wc and large tiled shower area with fixed and hand held shower head and glazed enclosure.



BEDROOM

11' 5" x 10' 0" (3.48m x 3.05m) with picture window taking in views to the rear, fitted working surface.

BEDROOM

15' 3" x 8' 0" (4.65m x 2.44m) a double aspect room with sliding mirror fronted wardrobes.

OUTSIDE

The property is approached over a block paved driveway that leads to a covered area with access to a timber shed. To the other side is a level area of lawn enclosed with mature hedging that gives access to the side and rear garden. The garden wraps around to the side and rear to an area of lawn that is predominantly fence and hedge enclosed with a large raised patio that takes in views over the Beech Farm estate beyond, there is also a timber shed. To the other side is a covered store measuring 14' 0" x 7' 3" (4.27m x 2.21m).



COUNCIL TAX

Rother District Council
Band E - £3,213.06

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.