



Windyridge,
Caldbec Hill,
Battle,
East Sussex,
TN33 0JS



Caldbec Hill

With stunning rural views yet within a short stroll of the historic High Street is a wonderful opportunity to purchase a detached 1920s two bedroom single storey period property which was formerly a three bedroom with three reception rooms, ample parking, garage and established gardens of approximately 0.45 acres (tbv).

Features

DETACHED SINGLE STOREY
PROPERTY

THREE RECEPTION ROOMS

SINGLE GARAGE

STUNNING VIEWS

TWO BEDROOMS

ESTABLISHED GARDENS

CLOSE TO THE HIGH STREET

POPULAR LOCATION



Description

This attractive single storey detached property enjoys wonderful views across Battle Great Woods round to Battle Abbey and is just a short stroll of the historic High Street. Built on elevated ground this property was constructed in the 1920s and retains a great deal of character and charm with original hardwood leaded light windows to the front and picture windows to the rear. The house is arranged around a large reception hall and all the principle rooms take in the fabulous views. There are three principle reception rooms, the main with an open fireplace, and a kitchen that leads through to a breakfast room. The second bedroom was originally two rooms and retains two doors. It is also considered the property has potential for an extension subject to any necessary consents.

Whilst located close to the High Street the property is tucked away on one of Battle's most popular roads up a driveway with ample parking and large established gardens.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along where the property will be found on the right hand side a short distance beyond the two blocks of flats.

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THE ACCOMMODATION COMPRISES

A solid wood panelled door through to

ENTRANCE HALL

L shaped with airing cupboard with overhead storage and slatted shelves.

LIVING ROOM

15' 10" x 11' 10" (4.83m x 3.61m) a triple aspect room with glazed door opening to conservatory, central stone open fireplace and wide opening to

DINING ROOM

11' 0" x 10' 0" (3.35m x 3.05m) also accessed from the hallway, with window to rear and double doors leading through to

KITCHEN

12' 1" x 11' 0" (3.68m x 3.35m) with large window to side and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a double oven and a large area of working surface incorporating a 4 ring hob with extractor fan above and a stainless steel sink with mixer tap and drainer. There is also a wall mounted gas fired boiler and an opening into

BREAKFAST ROOM

11' 8" x 8' 0" (3.56m x 2.44m) with picture window taking in the views, fitted desk unit with shelving above and additional cupboard.

SHOWER ROOM

8' 10" x 6' 8" (2.69m x 2.03m) max with obscured window to side, fully tiled walls and fitted with a large tile enclosed shower with glazed screen, vanity sink unit with mixer tap, mirror and cabinet above, low level wc to side, heated towel rail.





L SHAPED BEDROOM

(formerly two bedrooms) -12' 5" x 10' 0" (3.78m x 3.05m) and 9' 4" x 9' 1" (2.84m x 2.77m) a double aspect room with two separate doors to hallway, fitted vanity sink unit.

MASTER BEDROOM

14' 3" x 12' 0" (4.34m x 3.66m) a double aspect room with vanity sink unit, cupboard with hanging and shelving and double wardrobe.

SINGLE GARAGE

17' 5" x 8' 10" (5.31m x 2.69m)

OUTSIDE

The property is approached over a gravel driveway to a large area of parking and turning with access to the single garage. The front garden is enclosed with mature hedging and steps lead up to a secret garden. Pathways give access to either side and across the rear is a fabulous raised patio that takes in the stunning rural views towards Battle Abbey and over Battle Great Woods. The gardens have been beautifully landscaped and planted to offer privacy and seclusion with established hedges and borders. The raised patio has central steps leading down onto an undulating area of lawn that extends for some distance interspersed with established plants, shrubs and specimen trees, leading to a wild garden and backing onto open fields.

COUNCIL TAX

Rother District Council

Band E - £2908.83 (2023/24)





