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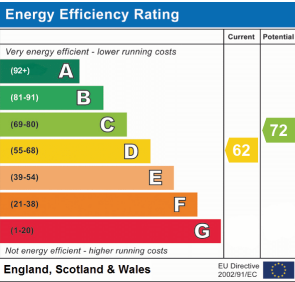
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferncroft, North Trade Road, BATTLE, East Sussex TN33 0HB **£699,950 freehold**

A substantial detached family home within walking distance of Battle High Street and Claverham School complete with a large south facing rear garden, garage and parking with planning permission to extend.

- | | | | |
|----------------------|---------------------------|---------------------|-----------------|
| Detached House | Five Bedrooms | South Facing Garden | Garage/Workshop |
| Close to Town Centre | Close to Claverham School | | |

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Description

Ferncroft is a stylishly presented detached family home that originally dates to the 1930's, but has later additions and presents attractive white rendered elevations along with typical bay windows. All the principal rooms are of a generous size and lead off a welcoming hallway. The open plan kitchen/dining area has a fully working log burner and bi-fold doors leading out to a garden room. Altogether this makes for a wonderful family living space, great for entertaining. There is also a separate living room that focuses around a fireplace. To the first floor are three generous double bedrooms, a family bathroom with a roll top bath as well as a separate shower room. To the second floor are another two Bedrooms, where one is currently utilised as a home office. The property is complimented by the generous outside space, to the front is ample parking as well as an EV charger and to the rear a generous south-facing garden, offering plenty of sunshine and space for the family, There is also a large garage/workshop to the side of the property that has consent to be demolished to create additional accommodation which may suit those looking for a house with potential for multi-generational or dual family occupancy. The property is located just a short level walk from Battle High Street which offers a good range of local amenities including doctors, dentists and a vet and is just a short walk from Claverham College and Battle Abbey School. There is also a mainline station which offers regular services to London Charing Cross and the coast at Hastings and St Leonards. Viewing is highly recommended.

Directions

From our offices in Battle High Street proceed in a northerly direction, over the roundabout onto North Trade Road where the property will be found on the left hand side just before reaching Asten Fields. What3Words:///mixture.souk.blogs

RECEPTION HALL

16' 10" x 4' 5" (5.13m x 1.35m) Stairs rising to first floor landing, wood flooring.

STUDY

7' 9" x 7' 6" (2.36m x 2.29m) With window to front.

UTILITY ROOM

7' 9" x 6' 1" (2.36m x 1.85m) With obscured window to side and with a large Butler sink with mixer taps, working surface with space and plumbing for appliances, fitted low level wc, bench seat and coat hooks.

KITCHEN/DINING ROOM

26' 8" x 12' 5" (8.13m x 3.78m) narrowing to 8'7, with wide bi-fold doors opening into garden room. The kitchen is fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and a large area of hardwood working surface incorporating a one and a half bowl enamel sink with mixer tap and drainer, oven with extractor fan above. The kitchen opens into the DINING ROOM with exposed wooden floorboards and with central log burner with limestone tiles. The wide bi-fold doors lead into a well proportioned garden room where you can take in views of the garden.

GARDEN ROOM

L-shaped and measuring 11' 3" x 6' (3.43m x 1.83m) plus 15' 5" x 5' 5" (4.70m x 1.65m) with a wide area of glazing looking out onto the garden and double doors to the patio. A connecting door leads through to the garage/workshop.

SITTING ROOM

17' 4" x 12' 6" (5.28m x 3.81m) max into bay window, central painted open fireplace with tiled hearth with fitted cupboards and shelving to sides.

FIRST FLOOR LANDING

With stairs to second floor, exposed wooden flooring.

MASTER BEDROOM

17' x 12' 9" (5.18m x 3.89m) With bay window to front.



BEDROOM 2

12' 9" x 11' 1" (3.89m x 3.38m) With windows giving southerly views to the rear.

BEDROOM 3

12' 9" x 11' (3.89m x 3.35m) max, bay window to front, obscured window to side, cupboard with hanging rail and shelving.

BATHROOM

8' 10" x 8' (2.69m x 2.44m) Window taking in southerly views, part panelled and fitted with a roll top bath with telephone style tap, low level wc, pedestal wash hand basin, airing cupboard with slatted shelving and heated towel rail.

SEPARATE SHOWER ROOM

Fully tiled with obscured window to rear, fitted with wet room shower area with glazed door, low level wc, wash hand basin and heated towel rail.

SECOND FLOOR

With small landing.

BEDROOM FOUR

15' 9" x 7' 6" (4.80m x 2.29m) With velux window to side and large eaves storage space.

BEDROOM FIVE

13' 5" x 8' 4" (4.09m x 2.54m) Velux window to side, eaves storage space and separate cupboard.

OUTSIDE

To the front of the property there is an area of gravel, providing ample parking and turning that is enclosed by mature hedging, giving access to the garage with an external log store. A gate provides access to the side and rear. The rear gardens are a real feature of the property, enjoying a southerly aspect with open views beyond. There is a large area of patio with steps down to a large area of lawn with a pathway that leads down to a second tiered area of garden which is laid to lawn. The garden is predominantly fence and hedge enclosed with some established fruit trees and specimen trees. There is a timber shed.



GARAGE/WORKSHOP

33' 2" x 16' 4" (10.11m x 4.98m) max, with up-and-over door complete with hoist, power and light and window and glazed door to rear.

COUNCIL TAX

Rother District Council
Band F £ 3,797.26

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.