



Timbers,
Marley Lane,
Battle,
East Sussex,
TN33 0RE



Marley Lane

Set on the rural outskirts of Battle this Western Cedar Wood detached country residence was constructed to an exceptional specification approximately 16 years ago. The house offers generous rooms laid out over two floors, ideal for multi-generational accommodation, with a number of balconies and a self contained 1 bedroom annexe.

Features

DETACHED HOUSE

WESTERN CEDAR WOOD

ENERGY EFFICIENT

RURAL OUTLOOK

SELF CONTAINED ANNEXE

DUAL OCCUPATION

CLOSE TO BATTLE

AMPLE PARKING



Description

A highly appealing Western Cedar Wood framed detached country residence that was constructed approximately 16 years ago. This exceptional home offers accommodation in excess of 3000 sq.ft. laid out over two floors with an architect designed one bedroom annexe equipped to a high standard, being ideal for multi generational living and with planning permission for use as a holiday let. The principal accommodation is laid out over the upper ground floor and most of the rooms enjoy stunning vaulted ceilings. The main reception area opens out onto an enclosed balcony as does the main bedroom. The open plan living room takes in views of the adjoining countryside and there are three bedrooms on the upper ground floor. To the lower ground floor is a self contained annexe with bedroom suite. The property benefits from all modern refinements with high levels of insulation and energy efficiency. With its convenient location set opposite Battle Great Woods in an area of Outstanding Natural Beauty and within easy reach of Battle mainline station, viewing is highly recommended.

Directions

From our office in Battle high Street proceed in a southerly direction taking the first exit at the mini roundabout onto Marley Lane. Proceed along for some distance where the property will be found along on the left hand side after the sharp right hand bend. What3Words://striving.tastier.prude.



THE ACCOMMODATION COMPRISES

LIVING ROOM

25' 1" x 23' 1" (7.65m x 7.04m) an impressive vaulted room with large feature windows, oak flooring.

KITCHEN/DINING ROOM

21' 0" x 12' 6" (6.40m x 3.81m) with bay window to side and double doors opening onto a railing enclosed balcony of approximately 12' 4 x 9'. The kitchen is fitted with a comprehensive range of base and wall mounted units incorporating cupboards and drawers with an integrated fridge, freezer, dishwasher, oven and microwave. There is a good area of granite working surface incorporating a four ring ceramic hob with extractor fan and a single bowl sink with etched drainer.

INNER HALLWAY

7' 5" x 3' 10" (2.26m x 1.17m) providing access to

MASTER BEDROOM

14' 1" x 12' 5" (4.29m x 3.78m) with vaulted ceiling, window and door opening onto a balcony, range of wardrobes.

EN-SUITE SHOWER ROOM

with obscured window to side, fully tiled and fitted with a concealed cistern wc, floating vanity sink unit, enclosed shower and heated towel rail.

BEDROOM 2

13' 4" x 11' 3" (4.06m x 3.43m) with window to rear, mirror fronted wardrobes.

JACK AND JILL BATHROOM

with obscured window to rear, tiled walls and fitted with a panelled bath with mixer tap, concealed cistern wc, vanity sink unit, tiled enclosed shower and heated towel rail.

BEDROOM 3

12' 6" x 9' 1" (3.81m x 2.77m) with window to rear.

ANNEXE LIVING ROOM

29' 9" x 22' 2" (9.07m x 6.76m) with window and doors to the front, oak flooring, stairs rising to the first floor.

UTILITY ROOM

12' 5" x 12' 5" (3.78m x 3.78m) with window to side, range of cupboards with space and plumbing for appliances and stainless steel sink.





KITCHEN

12' 5" x 12' 5" (3.78m x 3.78m) recently upgraded with a stylish range of base units providing cupboards and drawers with integrated fridge/freezer, dishwasher and fitted double ovens, working surface incorporating a four ring hob with extractor above and a single drainer sink with mixer tap.

GROUND FLOOR BEDROOM SUITE

14' 2" x 12' 6" (4.32m x 3.81m) having a double aspect with radiator and opening through to

DRESSING ROOM

12' 6" x 8' 0" (3.81m x 2.44m) with range of sliding door wardrobes.

WET ROOM

being fully tiled and fitted with a concealed cistern wc, vanity sink unit, towel rail.

DETACHED ANNEXE

KITCHEN/LIVING AREA - 14' 0" x 13' 10" (4.27m x 4.22m) with tiled floor, vaulted and fitted with a range of kitchen cabinets, a fitted oven, dishwasher, hob, sink unit, cupboard and space for fridge/freezer.

BEDROOM

10' 5" x 10' 5" (3.17m x 3.17m) with window to side, wardrobe, sliding door to

EN-SUITE SHOWER

fully tiled and fitted with a concealed wc, vanity sink unit and shower enclosure.

OUTSIDE

The property is approached through a remote controlled high sliding electric gate to an area of gravel driveway that rises up, bordered with mature hedging, to a large area of turning and parking to the rear. To the front is a fence and planted hedge. The front garden is laid to lawn interspersed with a number of trees and opens out to the side providing a large area that extends round to the rear predominantly laid to lawn. To the rear is a children's play area and parking and extensive decking.

There are two OHme electric car charging points and a generator capable of providing power to the whole house and the annexe, which is available via separate negotiation.

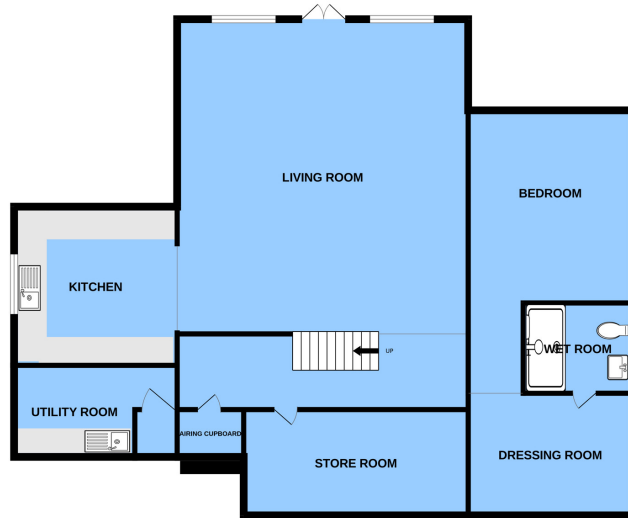
COUNCIL TAX

Rother District Council

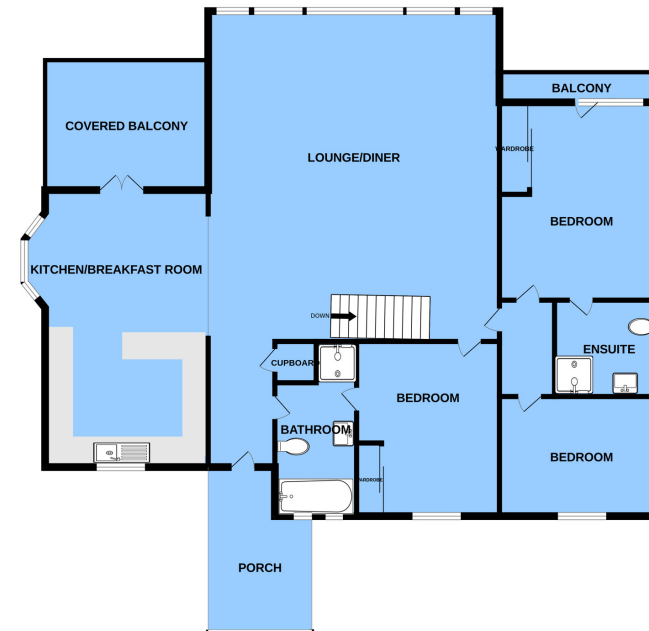
Band G - £4,178.10



GROUND FLOOR



1ST FLOOR



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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