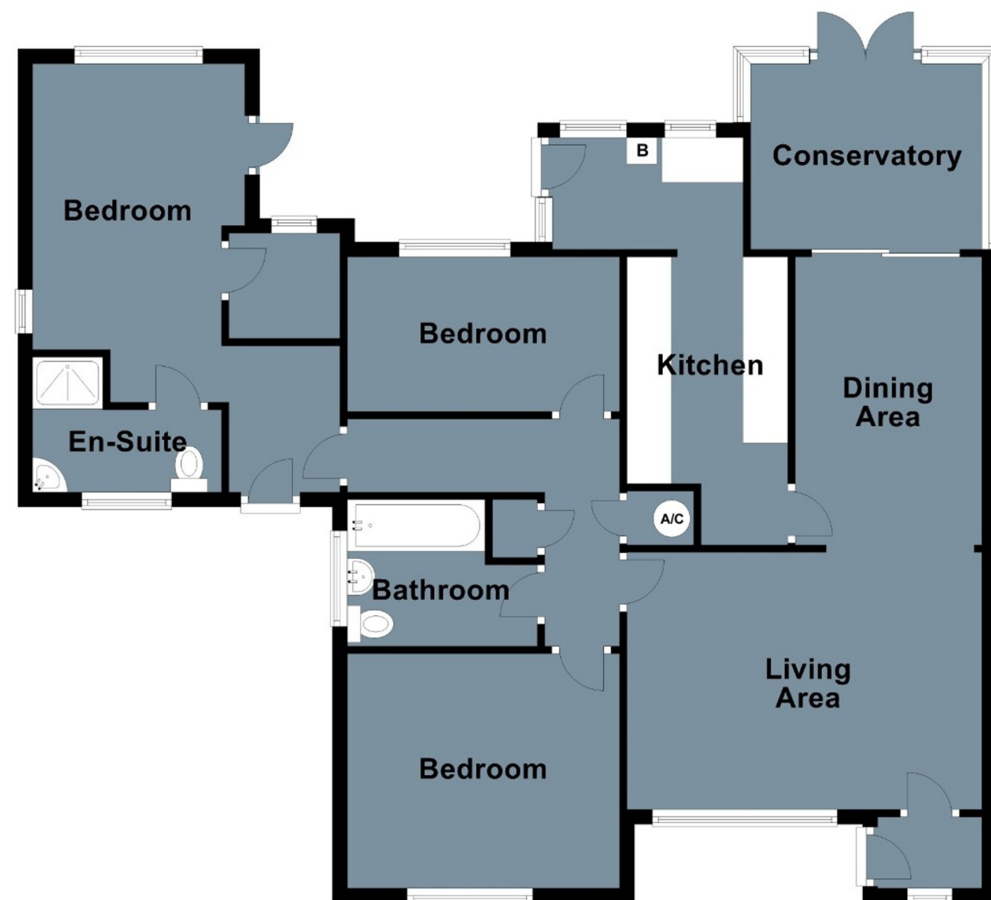


## Ground Floor

Approx. 103.3 sq. metres (1111.5 sq. feet)



Total area: approx. 103.3 sq. metres (1111.5 sq. feet)  
 For illustration purposes only - not to scale



### 3 Rowbarns, BATTLE TN33 0JQ

**£375,000 freehold**

A spacious detached family home with three bedrooms, generous gardens, countryside views and within walking distance of Battle High Street.

Detached Bungalow  
 Established Gardens

3 Bedrooms  
 Garage and Parking

En-Suite and Bathroom  
 Cul-de-Sac Location

Conservatory  
 Close to the town

## Description

Occupying an elevated position on a generous plot on the outskirts of the picturesque town of Battle is this spacious detached family home enjoying versatile single storey accommodation currently arranged as having three bedrooms, one with an en-suite, a spacious open plan lounge/dining room with a double aspect and far reaching countryside views to the front. In addition there is a conservatory leading from the dining area to the rear garden and an integrated kitchen with utility area. The gardens are established and the property enjoys off road parking.

Although the property is currently configured as one single dwelling, it could easily be configured to accommodate a multi-generational or dual family occupancy with ample potential to create a separate annexe. The property could also be configured for those looking for a property with a work/home environment or a home and income. The property is located a short distance from Battle High Street which offers a wide range of amenities, a mainline station and the area is very well served for schooling with both private and state schools at both primary and secondary levels, all of which are within walking distance of this property.

Viewing is highly recommended.

**AGENTS NOTE:** An insurance claim was made in 2020 for subsidence to the front porch caused by 'natural clay shrinkage due to the extreme dry weather'. A certificate of structural adequacy was issued for the remedial works by Crawfords in 2020.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed down the hill turning left into Netherfield Road and after a short distance turn right into Wattles Wish. Follow the road round and turn right into Rowbarns where the property will be found on the left hand side.

What3Words:///cornfield.impaled.firming

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

with tiled floor and door to

### LIVING ROOM

15' 7" x 12' 2" (4.75m x 3.71m) with large picture window to front, feature fireplace and opening through to



### DINING ROOM

11' 3" x 8' 2" (3.43m x 2.49m) with laminate flooring and sliding doors through to conservatory and separate door to



### KITCHEN

16' 2" x 7' 1" (4.93m x 2.16m) plus 5' x 4' 7" (1.52m x 1.40m) a double aspect room with glazed door to garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances. There is a fitted low level oven and a good sized area of working surface incorporating a 1½ bowl stainless steel sink with mixer tap and drainer and a 4 burner gas hob with extractor above. Wall mounted gas boiler.

### CONSERVATORY

14' 8" x 8' (4.47m x 2.44m) with tiled floor and French doors to garden.



### BEDROOM 1

12' x 10' 4" (3.66m x 3.15m) with window to front.

### BEDROOM 2

16' 6" x 9' 6" (5.03m x 2.90m) accessed via a separate hallway with its own private door to outside, having a triple aspect and glazed door to garden. There is a large walk in wardrobe and door to



### EN-SUITE SHOWER ROOM

with obscured window to front, part tiled walls and fitted with a corner wash hand basin, tiled enclosed shower and close coupled wc.

### BEDROOM 3

12' 1" x 6' 10" (3.68m x 2.08m) with window to rear.

### FAMILY BATHROOM

with obscured window and fitted with a white P shaped bath with mixer taps, vanity sink unit and concealed cistern wc.

### OUTSIDE

The property has a large area of front garden that provides an area of lawn with planted borders. A driveway gives access to the dilapidated garage. Access is given to one side of the property round to the rear where there is a patio and an area of lawn. The whole is predominantly laid to lawn being hedge enclosed.

### GARAGE

16' 3" x 8' 6" (4.95m x 2.59m) with new roof. There is expired planning permission to replace the existing garage.

### COUNCIL TAX

Rother District Council  
Band D - £2380 (2023/24)

**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.