



Waverley,  
Caldbec Hill,  
Battle,  
East Sussex,  
TN33 0JY



# Caldbec Hill

An attractive and exceptionally well presented four bedroom detached 1930s house located on elevated ground enjoying fabulous views yet within just a short stroll of the Town Centre and close to Battle mainline station.

## Features

DETACHED FAMILY HOME

2 RECEPTION ROOMS

CLOSE TO TOWN CENTRE AND STATION

GARAGE

4 BEDROOMS

CONSERVATORY

ELEVATED GROUND WITH VIEWS

VIEWING RECOMMENDED



## Description

This attractive detached 1930s home stands on elevated ground and enjoys lovely views yet is within just a short walk of the Town Centre and mainline station. Approached over a private road, the property has a large area of parking with access to an integral garage. Inside the accommodation is arranged around a large reception hall with two principle reception rooms, the main having a stone fireplace with wood burning stove and opening through to a conservatory. The kitchen has recently been fitted with integrated appliances and connects through to the utility room and garage. On the first floor there are lovely views from two of the bedrooms towards Battle Great Woods, the master being of excellent proportion with an extensive range of wardrobes and a luxurious en-suite. There are three additional bedrooms as well as a recently upgraded bathroom. Set in large and established gardens the property sits back from Caldbeck Hill up a private road and viewing is highly recommended.

Note: the road is owned by one of the neighbouring properties and Waverley benefits from a Right of Way but is responsible to contribute 1/6th towards the upkeep.

## Directions

From our office in Battle travel north along the High Street, turning right in due course into Mount Street. Continue up the hill and take the turning left opposite Senlac Court. Waverley is the first house on the left hand side.  
What3Words: ///lawful.peroxide.inspects



## RECEPTION HALL

7' 4" x 5' 0" (2.24m x 1.52m) With tiled floor and door to WC Fitted with a white low level WC and wash hand basin with mixer tap.

## INNER HALLWAY

With stairs rising to first floor galleried landing above.

## KITCHEN

17' 9" x 10' 1" (5.41m x 3.07m) With two large windows looking out onto the rear gardens, tiled flooring, fitted with a comprehensive range of high gloss base and wall mounted kitchen units incorporating cupboards and drawers, spaces for appliances including a large oven range. There are three good size areas of working surface, one incorporating a one and a half stainless steel sink with mixer tap and drainer, under unit lighting. A serving hatch leads to the Dining Room.

## DINING ROOM

13' 10" x 11' 0" (4.22m x 3.35m) With windows to front.

## DRAWING ROOM

20' 0" x 12' 0" (6.10m x 3.66m) A double aspect room with central limestone fireplace with tiled hearth and inset wood burning stove, double doors lead to the garden.

## CONSERVATORY

15' 7" x 9' 9" (4.75m x 2.97m) Of double glazed construction with double doors to the gardens.

## FIRST FLOOR LANDING

With window, loft access, airing cupboard with slatted shelving.

## MASTER BEDROOM

16' 1" x 13' 9" (4.90m x 4.19m) With windows taking in views to the front, coved ceiling, two sets of double wardrobe cupboards with hanging and shelving.

## EN-SUITE

9' 0" x 6' 1" (2.74m x 1.85m) With a large shower enclosure with glazed screen, fixed and hand held showers, low level WC, pedestal wash hand basin, heated towel rail.





## BEDROOM

10' 1" x 9' 2" (3.07m x 2.79m) With window to rear and large range of mirror fronted sliding wardrobes providing hanging rail.

## BEDROOM

8' 10" x 8' 0" (2.69m x 2.44m) With window to rear, fitted shelving.

## BEDROOM

12' 0" x 11' 7" (3.66m x 3.53m) A dual aspect room with attractive views.

## FAMILY BATHROOM

9' 5" x 6' 0" (2.87m x 1.83m) Obscured windows to rear and fitted with a white panelled bath with tiled enclosure, telephone taps and fitted with a pedestal wash hand basin, low level WC, heated towel rail.

From the kitchen a door leads to a SIDE PORCH 8' 9" x 5' 2" (2.67m x 1.57m) with door to front and tiled flooring, connecting door to

## GARAGE

20' 1" x 9' 1" (6.12m x 2.77m) widening to 40' 0" (12.19m) With electric up-and-over door housing the gas fired boiler with fitted utility area providing cupboards and drawers with spaces and plumbing for appliances and a good size area of working surface.

## OUTSIDE

The property is approached over a Right of Way over a private road which leads to a private area of parking with access to the garage.

The gardens wrap around the property providing large areas of lawn, interspersed with established trees and enjoying mature borders that provide a good level of privacy. At the front is a paved patio and a pedestrian gated access back to the private lane. The front garden also incorporates a greenhouse.

## COUNCIL TAX

Rother District Council

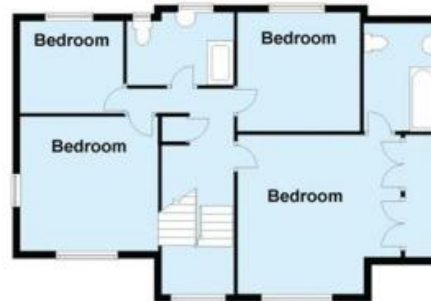
Band G - £4,178.10



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

