



Wren House,  
Ballards Hill,  
Crowhurst,  
East Sussex,  
TN33 9DA





# Ballards Hill

An extremely attractive double fronted Victorian property sitting in approximately 1/3rd of an acre in a rural location close to a mainline station and schooling. No onward chain.

## Features

VICTORIAN DETACHED PROPERTY	4 BEDROOMS
2 BATHROOMS	1/3 ACRE (APPROX) GARDENS
ORIGINAL FEATURES	NO ONWARD CHAIN
CLOSE TO MAINLINE STATION	CLAVERTHAM CATCHMENT AREA



## Description

Wren House is a late Victorian property built in around 1890 and was once the local bakery. It has attractive double fronted elevations with sash windows and is screened from the country lane by the original brick pillars and wrought iron balustrading typical of the era. A spacious entrance hall has double doors to either side leading into both the living and dining areas both with bay windows to the front of the property with rural views. The kitchen is open-plan to the dining area making it a bright, triple aspect space, perfect for family living and entertaining. There is also a study and conservatory to the rear overlooking the rear garden. To the first floor there are four generous bedrooms with an en-suite to the master and a good-size family bathroom, all of which enjoy rural views or an aspect over the garden. Outside, a gravel driveway down one side of the property culminates in a large parking area. Immediately to the rear of the property just outside of the conservatory is a paved area, ideal for alfresco dining. Two separate sets of steps lead up to the remainder of the garden, which is predominantly to lawn and orientated to the south east. There are several sheds with power and light as well as a log store and greenhouse and a vegetable garden.

Crowhurst itself offers a public house and a mainline station with services to Charing Cross and Cannon Street and to the coast at St Leonards. The nearby town of Battle caters for day to day needs with a number of independent shops, supermarket and Tesco Express. The area is generally well served for schooling, both comprehensive and private at secondary and primary levels, as well as sites of historical interest, recreational facilities and areas of Outstanding Natural Beauty. The property is offered to the market with no onwards chain and viewing is highly recommended.

## Directions

From Battle High Street continue in a southerly direction, passing the Abbey and turning right at the roundabout into Lower Lake. Travel straight over the next roundabout, passing the station, on your left and continue along Hastings Road. At the top of the hill turn right into Telham Lane which leads onto Forewood Lane, proceed through the village of Crowhurst, passing the station on the left hand side, turn right in due course into Ballards Hill where the property will be found shortly on the left hand side. What3Words: ///unfilled.herb.unwraps



#### THE ACCOMMODATION

With approximate room sizes, is approached via steps up to

#### COVERED ENTRANCE PORCH

Partially glazed front door into the

#### BRIEF LOBBY

Tiled flooring, radiator, coat hanging space, partially glazed door into

#### HALLWAY

Stairs rising to first floor landing, doors leading to all principal rooms, understairs storage cupboard.

#### CLOAKROOM

Window to side, WC, vanity unit incorporating basin with cupboard under, laminate flooring, additional storage cupboard.

#### KITCHEN/DINING AREA

27' 10" x 12' 0" (8.48m x 3.66m) max into bay window An impressive triple aspect room with windows to the side, front and rear. The kitchen area has a variety of base units incorporating cupboards and drawers, windows to the rear of the property, Butler sink, space for washing machine and dishwasher. There is an AGA, space for a ceramic hob and oven, centered around an island with engineered oak flooring, door back to hallway, recessed lighting to ceiling, open archway into



#### DINING AREA

Bay window with folding shutters to the front of the property, centered around an original fireplace with wrought iron inset surround and mantle, slate hearth, to either side of the chimney breast are partially glazed shelved cabinets, decorative corning, engineered wood flooring, recessed lighting to ceiling.

#### SITTING ROOM

15' 4" x 14' 4" (4.67m x 4.37m) Bay window to the front of the property, centered around fireplace with decorative surround and mantle and wrought iron inset and tiled hearth, shelved recesses to either side of chimney breast, ceiling rose, decorative corning, television aerial point, telephone point.

#### STUDY

11' 11" x 9' 6" (3.63m x 2.90m) Window to the rear, recessed lighting to ceiling, centered around a fireplace with decorative carved oak surround and mantle, wrought iron surround, inset and tiled hearth, partially panelled walls, shelved cupboards to either side of chimney breast, recessed lighting to ceiling.

#### CONSERVATORY

19' 0" x 10' 4" (5.79m x 3.15m) Bi-fold doors into the rear garden enjoying a triple aspect with electric storage heater, wall mounted light fittings, laminate flooring, multiple power points.

From the hallway, a turned staircase with wooden balustrading and decorative wrought iron spindles, gives access to a spacious first floor landing, window to the rear of the property.





**FIRST FLOOR LANDING**

15' 3" x 6' 8" (4.65m x 2.03m) There is a radiator and loft access with pull down ladder, recessed lighting to ceiling.

**BEDROOM ONE**

12' 11" x 10' 9" (3.94m x 3.28m) Two windows to the front of the property, feature fireplace with decorative surround and mantle, tiled hearth and wrought iron inset, door into

**EN-SUITE SHOWER ROOM**

6' 10" x 4' 10" (2.08m x 1.47m) Shower unit with chrome shower fittings, corner sink with vanity under, WC, shelved airing cupboard.

**BEDROOM TWO**

12' 11" x 11' 5" (3.94m x 3.48m) Two windows giving aspect to the front of the property, ceiling rose, feature fireplace with decorative surround and mantle, wrought iron inset and tiled hearth, wall mounted light fittings and a fitted wardrobe with shelving and hanging space.

**BEDROOM THREE**

12' 0" x 10' 0" (3.66m x 3.05m) Window to the rear of the property, fitted wardrobes, ceiling rose.

**BEDROOM FOUR**

9' 9" x 7' 7" (2.97m x 2.31m) Window to the front of the property.

From the landing there is an archway which leads into a

**SHOWER ROOM**

Double shower unit with chrome fittings, recessed lighting to ceiling.

**BATHROOM**

9' 2" x 7' 7" (2.79m x 2.31m) Window to the rear of the property, corner bath with chrome fittings, WC, pedestal wash hand basin, tiled splash-back surround, recessed lighting to ceiling, large shelved cupboard.

**OUTSIDE**

The front garden is enclosed by brick pillars and wrought iron railings, a double gate leads to a red brick footpath giving access to the front door. There are areas of lawn to either side and a mature hedgerow gives the property privacy. The driveway leads down the side of the property and culminates in a gravel parking area which provides ample parking. The rear garden is generous, with a gentle slope, predominantly laid to lawn interspersed with mature trees and shrubs and backing onto a lightly wooded area. There are several patio areas for alfresco dining and steps leading down into the conservatory. There are three sheds with power and light and a greenhouse.

**COUNCIL TAX**

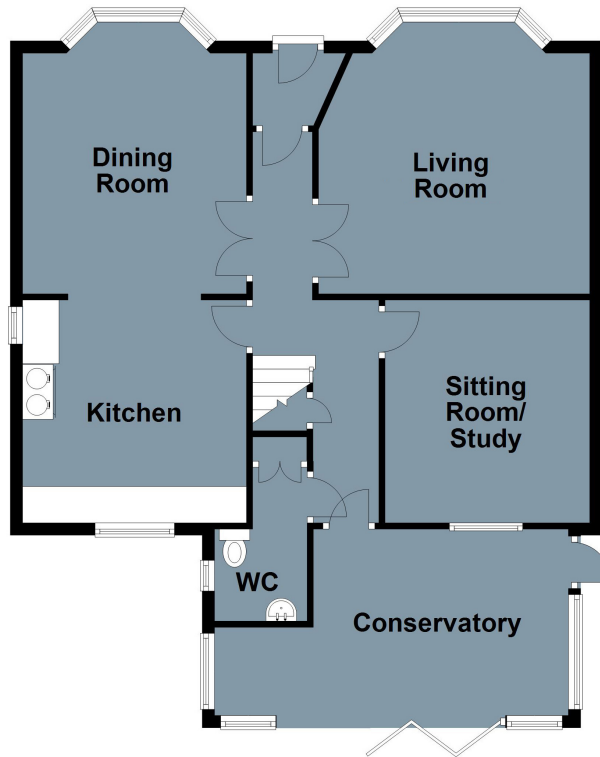
Rother District Council  
Band F - £3,519.17





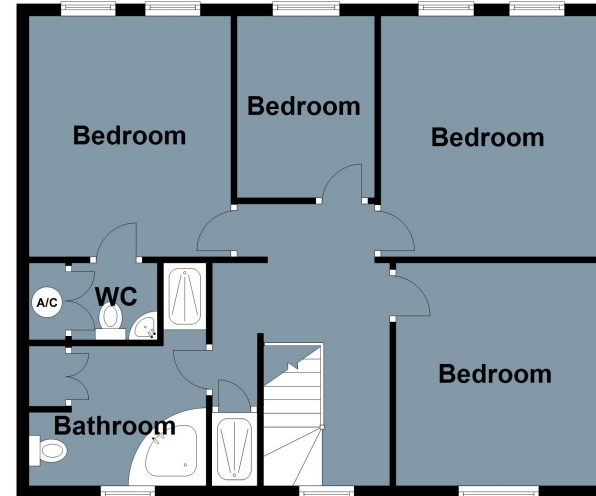
### Ground Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



### First Floor

Approx. 71.9 sq. metres (773.8 sq. feet)



Total area: approx. 163.6 sq. metres (1760.6 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



