

Campbell's Estate Agents  
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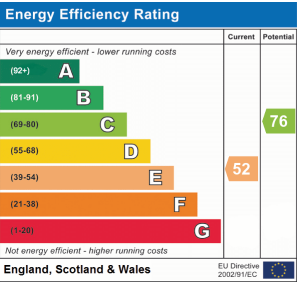
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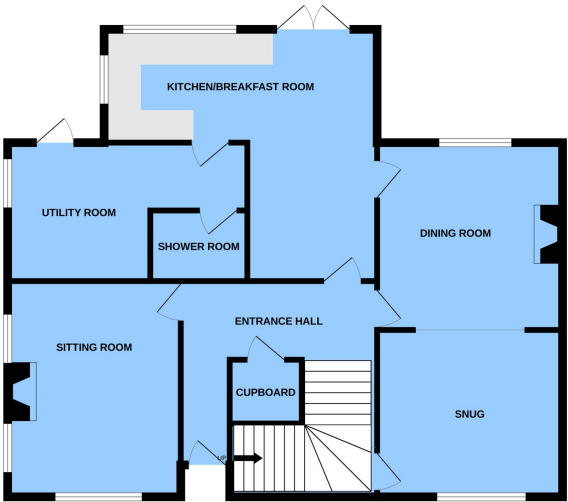
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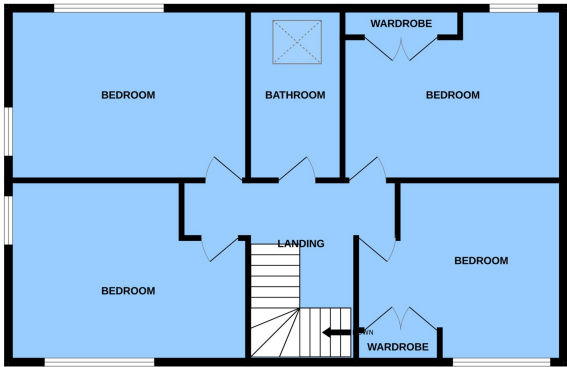
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GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.  
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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I Forestry Cottages, Whatlington, Battle, East Sussex TN33 0NT

£650,000

freehold

A charming semi-detached four bedroom property offering three reception rooms, large established gardens, double Heritage car barn and far reaching countryside views, all within a short drive of Battle. Viewing highly recommended.

Semi-Detached House  
Enclosed Rear Garden

4 Double Bedrooms  
Views over Countryside

3 Reception Rooms  
Ample Off Road Parking

Double Heritage Car Barn



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## Description

Nestled in a picturesque setting and adjoining open farmland and woodland, this charming semi-detached home enjoys breathtaking far-reaching views and direct woodland access, perfect for tranquil walks and outdoor living.

Exceptionally well-presented throughout, the property offers deceptively spacious accommodation. An inviting entrance hall leads to a dual-aspect sitting room, bathed in natural light and with a cosy wood-burning stove. A formal dining room connects to a cosy snug, while the kitchen/breakfast room opens onto a delightful pergola-covered sun terrace—an ideal spot for alfresco dining. Completing the ground floor is a practical utility room and a stylish shower room. Upstairs, four generously proportioned bedrooms capture stunning vistas across the surrounding countryside, complemented by a spacious and beautifully appointed family bathroom.

The outside space is equally impressive. A gated driveway provides ample parking and leads to a detached, heritage-style double car barn. The private gardens are lovingly landscaped and well-stocked, offering colour and interest throughout the seasons. This is a rare opportunity to acquire a home that combines charm, comfort, and lifestyle in a truly idyllic location.

## Directions

From our office in Battle proceed in a northerly direction turning right into Mount Street and continue all the way along to the A21. Turn left and continue along turning right signposted Staplecross, proceed along bearing right and the property will be found along on the left hand side. What3Words:///tint.escapes.consoled

## THE ACCOMMODATION COMPRISES

### COVERED OAK FRAMED ENTRANCE

with outside light, wooden and glazed door to

### ENTRANCE HALL

12' 1" x 11' 0" (3.68m x 3.35m) with stairs rising to first floor, large understairs cupboard, laminate flooring, radiator.

### SITTING ROOM

14' 8" x 11' 9" (4.47m x 3.58m) a double aspect room with far reaching views, open fireplace housing a wood burning stove on a brick hearth with wooden mantle, picture rail, laminate flooring, radiator.

### KITCHEN/BREAKFAST ROOM

17' 1" x 18' 6" (5.21m x 5.64m) a double aspect room with double doors opening to the rear garden taking in the views, tiled floor and fitted with a range of base and wall mounted kitchen cabinets with wooden working surfaces incorporating a 1 1/2 bowl ceramic sink unit with mixer tap and drainer, space for range style LPG oven with extractor over, space and plumbing for dishwasher, fridge/freezer and ample space for a dining table.

### UTILITY ROOM

16' 2" reducing to 9' 1" x 9' 5" (4.93m reducing to 2.77m x 2.87m) with double glazed window taking in the views, door to rear garden, tiled floor and fitted with a further range of base and wall mounted units with a single bowl stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for freezer, oil fired boiler and door to

### SHOWER ROOM

6' 7" x 4' 9" (2.01m x 1.45m) with part tiled walls, tiled floor and fitted with a low level wc, wash hand basin, shower cubicle with electric Mira shower, heated towel rail.

### DINING ROOM

12' 7" x 12' 6" (3.84m x 3.81m) accessed via the kitchen and entrance hall with window to rear garden, fireplace with wood burning stove, not currently in use, radiator, alcove storage area, picture rail, laminate flooring, opening to



### SNUG

11' 5" x 12' 7" (3.48m x 3.84m) with window to front, alcove shelving, further built in book shelves, picture rail, laminate flooring, walk in storage cupboard and radiator.

### FIRST FLOOR LANDING

with Velux window, access to boarded loft, radiator.

### BEDROOM 1

16' 1" x 11' 9" (4.90m x 3.58m) a dual aspect room with windows taking in far reaching countryside views, picture rail, radiator.



### BEDROOM 2

16' 0" x 13' 3" (4.88m x 4.04m) a dual aspect room with views over countryside, radiator.

### BATHROOM

10' 5" x 6' 5" (3.17m x 1.96m) with Velux window to rear, tiled floor, part tiled walls and fitted with a panelled bath with Victorian style mixer tap and shower attachment, corner shower cubicle with fixed and handheld shower attachments, pedestal wash hand basin, low level wc and heated towel rail.

### BEDROOM 3

12' 9" x 12' 5" (3.89m x 3.78m) with window to rear with views over the garden, picture rail, built in cupboard, radiator and butler sink with mixer tap, currently used as an arts and crafts room.

### BEDROOM 4

12' 7" x 11' 4" (3.84m x 3.45m) with window to front, picture rail, built in cupboard, radiator.

## OUTSIDE

The property is approached via a gated area of shingle driveway enclosed with mature hedgerow and trees providing ample parking and access to the car barn. An archway and pathway lead to the front garden. The front garden is brick wall and fence enclosed with raised beds, flower and shrub planted borders, a timber shed with power and light, an area for the oil tank and steps leading to the entrance and a pathway with side access to the rear garden. The rear garden is enclosed with mature hedgerow and has direct access onto the Woodland Trust managed woodlands. There is a large area of paved patio with a vine covered pergola leading to a level lawn with a number of mature flower and shrub planted borders, a greenhouse and timber storage shed. there is a gate to the neighbouring property, however there is no formal right of way, this is just a friendly agreement between the neighbours.



### DOUBLE HERITAGE CAR BARN

with power and light.

### PRIVATE DRAINAGE

Septic tank shared with two neighbouring properties.

### COUNCIL TAX

Rother District Council  
Band E £3,213.06

**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.