



Highview House North Trade Road,  
BATTLE,  
TN33 0HN

 Campbell's

# Highview House

Guide Price: £995,000 - £1,100,000 A beautifully designed detached five bedroom family home tucked away down a private road and enjoying a good size area of garden, double garage and all backing onto the Beech Farm Estate which is just a short distance of the Town Centre, mainline station and Claverham Community College.

## Features

|                             |                         |
|-----------------------------|-------------------------|
| NEW BUILD DETACHED PROPERTY | 5 BEDROOMS              |
| HIGH SPECIFICATION          | ENERGY EFFICIENT        |
| CLOSE TO TOWN CENTRE        | 10 YEAR PROTEK WARRANTY |
| DOUBLE GARAGE               | LOCAL DEVELOPER         |



## Description

Highview House is a beautifully designed Georgian influenced detached house built by local developers Harlestone Homes and due for completion April 2025. Benefiting from all the latest refinements the property enjoys high levels of insulation, sliding sash double glazed windows, solar voltaic panels and an efficient Airsource heating system with under floor heating to the ground floor and the bathrooms.

Set back off a private road with a large detached double garage and a good size area of garden. The house backs onto the Beech Farm Estate with views beyond and is within just a short distance of Claverham school, Battle Town Centre and the mainline station. Viewing is essential to appreciate the bright and spacious rooms which are arranged around a large reception hall with staircase and glazed banisters to the first floor. The living room has a fireplace with provision for a wood burning stove and at the heart of the house is a stunning Kitchen/Breakfast room arranged around a centre island with sliding bi-fold doors that open out onto the patio that takes in the views. There is a utility room, WC, as well as two additional reception rooms to the ground floor whilst to the first floor are five bedrooms, two with en-suites.

The property features a state of the art gold standard zoned under floor heating system, energy efficient LED lighting and pre-wiring for multimedia with category 6 ethernet cabling throughout. Approached over a newly constructed road the property will have an area of block paved parking with access to the large double garage. The patios will be generous and set to both the side and rear of the property and the gardens landscaped and planted. With its appealing location and the benefit of a 10 year Protek warranty, viewing is highly recommended.

## Directions

From our office in the High Street travel north to the roundabout, taking the second exit onto North Trade Road. Continue past Claverham school on your left and the entrance to the property is just before Whitelands on the right hand side.



## THE ACCOMMODATION

With approximate room dimensions, is approached via panelled door with outside lighting to

### ENTRANCE PORCH

6' 1" x 4' 9" (1.85m x 1.45m) With glazed door to

### RECEPTION HALL

20' 0" x 6' 9" (6.10m x 2.06m) With stairs rising to first floor landing with glazed banister, large under stairs storage housing heating manifold and polished tiled floors throughout.

### SITTING ROOM

12' 4" x 12' 2" (3.76m x 3.71m) A double aspect room with double doors to the side, media cupboard.

### STUDY

10' 3" x 7' 6" (3.12m x 2.29m) A dual aspect room.

### WC

5' 10" x 5' 0" (1.78m x 1.52m) Obscured window to side, fitted with a vanity sink unit, low level WC.

### KITCHEN/BREAKFAST ROOM

20' 4" x 13' 7" (6.20m x 4.14m) A double aspect room with bi-fold doors to the patio and garden and french doors to the side, polished tiled flooring and fitted with a comprehensive range of base and wall mounted units including cupboards and drawers arranged around a center island with Quartz work surface integrated dishwasher, wine cooler, fitted oven and microwave and a large area of Quartz working surface incorporating an induction hob.

### UTILITY ROOM

7' 8" x 6' 8" (2.34m x 2.03m) With panel and glazed door to side, further range of base and eye level units, stainless steel sink.

### DRAWING ROOM

20' 4" x 12' 10" (6.20m x 3.91m) A double aspect room with double doors to side, central fireplace with tiled hearth, provision for wall-mounted television.

### FIRST FLOOR LANDING

With loft access with pull down ladder, linen cupboard 5' 0" x 4' 4" (1.52m x 1.32m).





#### **BATHROOM**

9' 9" x 7' 7" (2.97m x 2.31m) With obscured window to side, fitted with a vanity sink unit with mirror and lighting above, large shower enclosure with glazed screen, contemporary free standing bath with mixer taps, shower attachment, recessed shelf and heated towel rail.

#### **BEDROOM**

12' 6" x 11' 10" (3.81m x 3.61m) A double aspect room taking in attractive views towards the Beech Farm estate, sliding door to

#### **DRESSING ROOM**

8' 1" x 6' 3" (2.46m x 1.91m) With window to side, further door to

#### **EN-SUITE SHOWER ROOM**

7' 9" x 6' 5" (2.36m x 1.96m) with obscured window to side, fitted with a large tile enclosed area with recessed shelf, low level WC, vanity sink unit with lit mirror and heated towel rail to side.

#### **BEDROOM**

9' 6" x 7' 6" (2.90m x 2.29m) A double aspect room with fitted double cupboard.

#### **BEDROOM**

12' 5" x 12' 2" (3.78m x 3.71m) A double aspect room with recessed lighting.

#### **BEDROOM**

14' 8" x 9' 0" (4.47m x 2.74m) With two windows to front.

#### **SHOWER ROOM**

With window to side, tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail.

#### **BEDROOM**

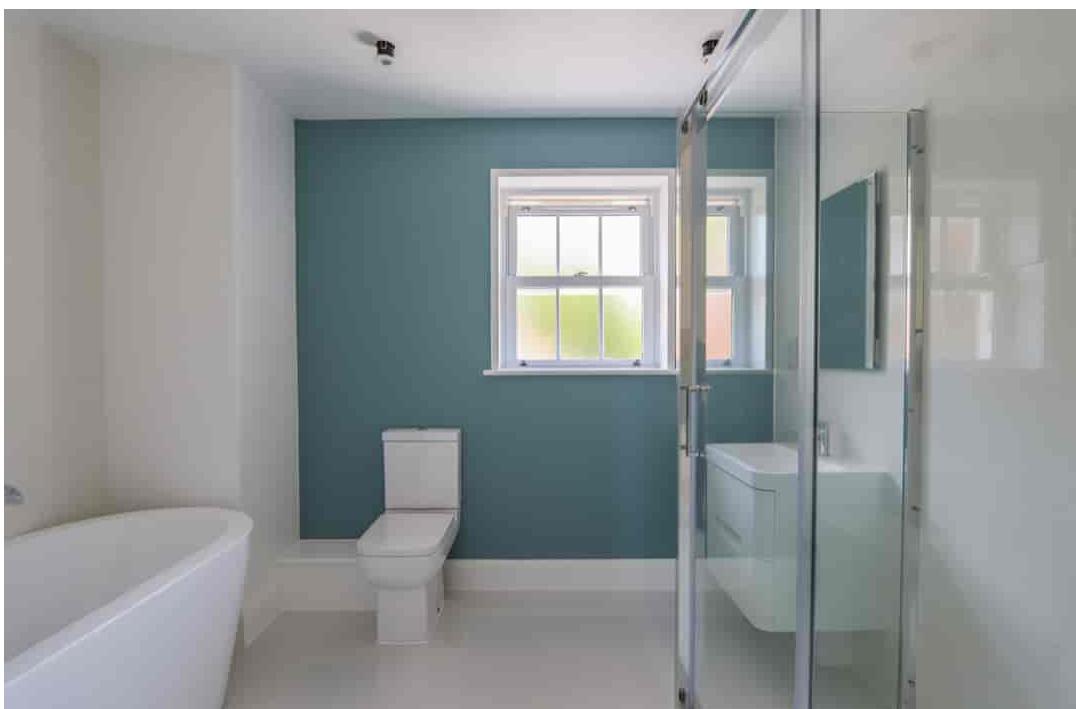
12' 9" x 10' 3" (3.89m x 3.12m) With window to side, recessed lighting.

#### **OUTSIDE**

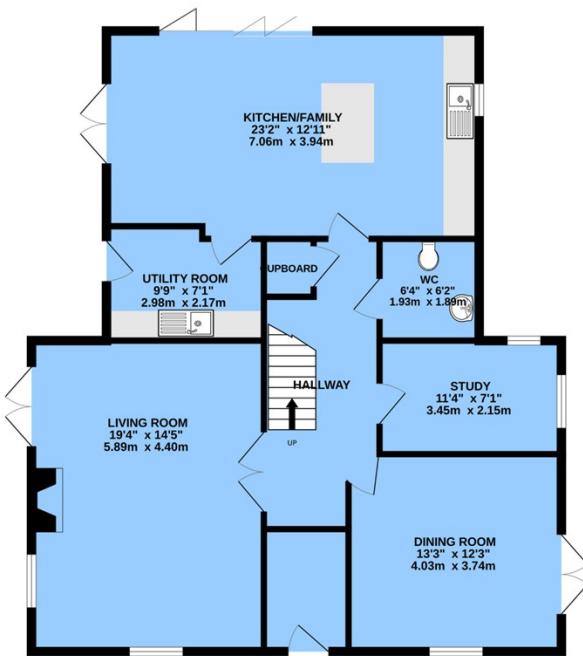
The property is approached via a private road that sweeps around giving access to the private driveway and large double garage. The property benefits from large areas of patio and gardens laid to lawn.

#### **NOTE**

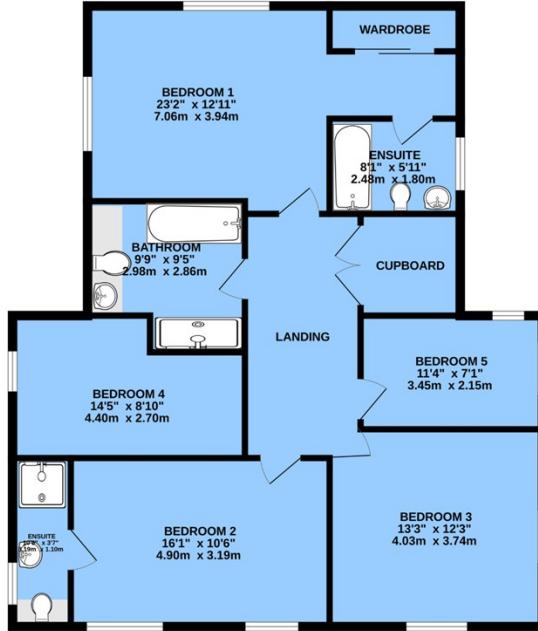
Note: some photos have been modified for marketing purposes.



## 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> | 94                      | 98        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

