



Starrs Green Farmhouse, 53 Starrs Mead,
BATTLE,
TN33 0UH



Starrs Green Farmhouse, 53 Starrs Mead

An exceptional detached five bedroom family home that is presented to an exacting standard with generous reception rooms and a stunning kitchen/breakfast room all set in a tucked away location off a popular development and within just a short walk of the mainline station and town centre.

Features

LARGE DETACHED HOUSE

5 BEDROOMS

LEVEL GARDENS

2 RECEPTION ROOMS

EXTENSIVE PARKING

POPULAR LOCATION



Description

Viewing is essential to appreciate this fabulous detached family home that is presented to an exceptional standard having been upgraded and improved by the current owners. The property was originally constructed as a farmhouse but has been re-modelled and extended over the years and now combines to provide luxurious accommodation that retains a number of period features. At the heart of the house is a stunning kitchen/breakfast room complete with a four oven Aga and Quartz working surfaces. The kitchen opens into the dining room and there is an impressive living room with a wood burning stove. The oak framed garden room is a real feature of the property being glazed on three sides with a glazed roof lantern. Arranged around a large reception hall an oak staircase leads to the first floor which provides five bedrooms, the main complete with a dressing room and luxurious en-suite. The house benefits from gas central heating and aluminium double glazed windows throughout. The double garage gives access to the garden and has an electric up and over door. To the front is extensive parking whilst to the rear is a level garden that offers a good deal of privacy with established borders and a detached summerhouse. Conveniently situated the property is tucked away in a popular development which is just a short walk from the town centre, Claverham School and the mainline station with regular services to London and the coast.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. Just after the top of Battle Hill turn left into The Spinney and follow the road round to the right and the property will be found as the second house on the right hand side.

What3Words:///crashing.germinate.slippers



THE ACCOMMODATION COMPRISES

Reception Hall 16' 10" x 15' 7" (5.13m x 4.75m) with oak staircase and exposed ceiling timbers.

DRAWING ROOM

22' 0" x 19' 7" (6.71m x 5.97m) max into box bay window, central stone fireplace with inset wood burning stove, fitted cupboards and shelving. Wide glazing and glazed doors open through to

OAK FRAMED GARDEN ROOM

26' 1" x 12' 4" (7.95m x 3.76m) being glazed on three sides with roof lantern and double doors opening onto the garden. Air conditioning and oak flooring.

CLOAKROOM

with obscured window to side, tiled floor, part tiled walls, a wash hand basin and low level wc.

KITCHEN/BREAKFAST ROOM

24' 8" x 18' 0" (7.52m x 5.49m) partially sub-divided, enjoying a triple aspect with exposed ceiling timbers and tiled flooring throughout. The kitchen is fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with intelligent storage, space and plumbing for a large fridge/freezer and a fitted low level oven. At the centre of the kitchen is a 4 oven Aga with a hotplate and there is an extensive area of Quartz working surface incorporating a 4 burner gas hob with extractor fan above, a stainless steel sink with mixer tap and drainer. The kitchen opens into the Breakfast Room with exposed ceiling timbers, recessed lighting and a cupboard housing the gas fired boiler.

UTILITY ROOM

8' 9" x 6' 7" (2.67m x 2.01m) with window and views of the garden and fitted with a further range of base and wall mounted units with spaces and plumbing for appliances, integrated dishwasher and Quartz working surface incorporating a stainless steel sink with mixer tap and drainer.

FIRST FLOOR LANDING

with window taking in views, exposed ceiling timbers and access to the loft with Velux window, which is fully boarded and insulated offering scope for conversion, subject to any necessary consent.

MASTER BEDROOM SUITE

21' 3" x 17' 2" (6.48m x 5.23m) having a dual aspect with glazed roof light, recessed lighting, range of fitted wardrobes incorporating space for a flat screen tv. The bedroom opens through to the Dressing Area 16' 1" x 5' 0" (4.90m x 1.52m) with a range of mirror fronted bedroom furniture and opening into the

EN-SUITE BATHROOM

14' 7" x 8' 7" (4.45m x 2.62m) with obscured window to front, tiled floor and walls and fitted with a sculptured centre bath with centre taps, dual wash hand basins, two heated towel rails, concealed cistern wc and a large tile enclosed shower with glazed screen.





BEDROOM

15' 7" x 15' 0" (4.75m x 4.57m) having a dual aspect with exposed timbers, double cupboard with shelving to side, separate cupboard housing the immersion tank. Door to

EN-SUITE SHOWER ROOM

8' 5" x 5' 4" (2.57m x 1.63m) with obscured window to side, fully tiled and fitted with a low level wc, wash hand basin with mixer tap and mirror above, corner shower with tiled enclosure.

BEDROOM

17' 0" x 10' 7" (5.18m x 3.23m) with windows to garden.

BEDROOM

13' 0" x 9' 0" (3.96m x 2.74m) with window to rear.

BEDROOM

12' 0" x 8' 5" (3.66m x 2.57m) with window to front, exposed timbers, recessed shelving.

FAMILY BATHROOM

10' 3" x 8' 4" (3.12m x 2.54m) with obscured window to front, fully tiled floor and walls and fitted with a panelled bath with mixer taps, concealed cistern wc, wash hand basin with mixer tap, corner glazed shower with tiled enclosure and radiator with heated towel rail.



GARAGE

21' 2" x 17' 2" (6.45m x 5.23m) with electric up and over door, power and light, window and door to rear garden.

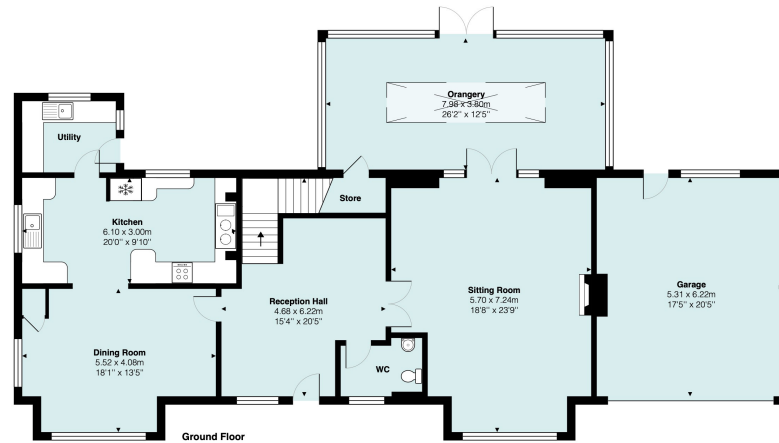
OUTSIDE

The property is approached over a brick paved driveway which leads up to the house flanked by areas of lawn and providing ample parking. A pathway leads to the side with access to a gravel garden with planted borders. To the other side is access to the garage and a wood store. To the rear is an area of patio and connecting pathways that wrap around the garden room. The rear garden is laid to level lawn being enclosed with mature hedging providing a good level of privacy. A pathway leads to the side and extends out to a large area of decking that enjoys the evening sun with a small water feature and SUMMERHOUSE 11' 6" x 9' 1" (3.51m x 2.77m).

COUNCIL TAX

Rother District Council

Band G - £3,966.58 (2023/24)



Starrs Green Farm, 52, Starrs Mead, Battle, TN33 0UH

Total Area: 332.8 m² ... 3582 ft²

All measurements are approximate and for display purposes only

