



Windy Ridge,
Marley Lane,
Battle,
East Sussex,
TN33 0RB



Marley Lane

A wonderful opportunity to purchase an individual 4/5 bedroom detached country house that is located on the rural outskirts of Battle amidst beautiful gardens and grounds that back onto Battle Great Woods with a variety of useful outbuildings, carport and double garage.

Features

DETACHED FAMILY HOME
BEAUTIFUL GARDENS
USEFUL OUTBUILDINGS
4/5 BEDROOMS

RURAL OUTSKIRTS OF BATTLE
DOUBLE GARAGE
BACKING ONTO BATTLE GREAT WOODS



Description

This spacious detached property has been extended and remodelled over the years to provide an individual property that takes advantage of its wonderful gardens which extend to approximately 2 acres. Inside viewing is essential to appreciate the individual and attractive rooms that are arranged around a large open plan living area. The split level living room has a vaulted ceiling with a wood burning stove and opens into study and garden room. There is a separate sitting room, kitchen, utility room as well as a home office located on the ground floor with a separate shower room. The first floor provides four bedrooms, all enjoying lovely views of the garden, the main with its own balcony and en-suite. Set within approximately 2 acres, there is a driveway that provides access to the garage and carport and to the rear a variety of useful outbuildings. The gardens offer privacy and seclusion, having been beautifully planted over the years. They include a feature pond and summerhouse with paddock beyond that gives access over the stream into Battle Great Woods. The property is situated in a desirable location on the rural outskirts within just 1.5 miles to the Town Centre and mainline station.

Directions

From Battle High Street travel south and at the roundabout past the church take the first exit into Marley Lane. Continue over the level crossing and passed the Battle Great Woods carpark on your right and the property will be found shortly along on the right hand side. What3Words: [///webcams.issued.storm](https://www.what3words.com/?q=///webcams.issued.storm)



L-SHAPED RECEPTION ROOM

with curved staircase rising to first floor.

DINING HALL

12' 9" x 10' 0" (3.89m x 3.05m) Open pillars look through to the living room and double doors open to the garden room.

SPLIT LEVEL LIVING ROOM

22' 6" x 13' 10" (6.86m x 4.22m) Vaulted with velux windows, brick chimney breast with inset wood burning stove and fitted shelving, oak bi-fold doors into garden room.

STUDY AREA

10' 3" x 7' 7" (3.12m x 2.31m) With window to side.

SITTING ROOM

14' 5" x 12' 0" (4.39m x 3.66m) A triple aspect room with fitted shelving.

KITCHEN

16' 9" x 13' 6" (5.11m x 4.11m) max, a double aspect room with tiled flooring and fitted with a range of base and wall mounted units with intelligent storage systems incorporating an integrated fridge, spaces for a dishwasher, fridge/freezer and oven range with extractor fan above, pull out larder cupboard and a large area of granite working surface incorporating a double Butler sink with etched drainer and mixer tap.

UTILITY ROOM

9' 8" x 5' 6" (2.95m x 1.68m) Fitted base unit with stainless steel sink, additional working surface, space and plumbing for appliances.

SHOWER ROOM

With obscured window to front, part tiled and fitted with a glazed shower enclosure, vanity sink unit and a concealed cistern WC.

STUDY

12' 6" x 16' 0" (3.81m x 4.88m) A double aspect room with a range of bespoke office furniture with shelving.

GARDEN ROOM

26' 0" x 8' 4" (7.92m x 2.54m) widening to 13' 10" (4.22m) spans across the rear of the property.

FIRST FLOOR LANDING with airing cupboard

BEDROOM

10' 4" x 10' 3" (3.15m x 3.12m) With window to side.





BEDROOM

12' 0" x 8' 10" (3.66m x 2.69m) plus 5' 8" x 4' 8" (1.73m x 1.42m) A dual aspect room. EN-SUITE 6' 9" x 5' 0" (2.06m x 1.52m) Obscured window to side, fully tiled and fitted with a corner glazed shower, low level WC, vanity sink unit with lit mirror above, heated towel rail.

SEPARATE WC

Fitted with a white low level WC and corner wash hand basin.

FAMILY BATHROOM

7' 3" x 6' 5" (2.21m x 1.96m) With window to side and fitted with a P-shape Jacuzzi bath with shower screen and shower over, circular bowl sink unit with cabinet above, low level wc, heated towel rail.

BEDROOM

10' 0" x 8' 1" (3.05m x 2.46m) With window taking in views of the garden, mirror fronted wardrobe.

MASTER BEDROOM

18' 10" x 11' 10" (5.74m x 3.61m) A double aspect room with range of custom bedroom furniture and railing enclosed balcony 12' 10" x 4' 6" (3.91m x 1.37m) with awning. EN-SUITE 11' 1" x 5' 2" (3.38m x 1.57m) With two velux windows to rear, part tiled, fitted with a corner glazed shower with tiled enclosure, low level WC, double vanity sink unit, heated towel rail.



OUTSIDE

The property is approached over a driveway providing parking and turning with access to the garage and carport. The front garden is enclosed with mature hedging and extends out to one side where there is a fence and hedge enclosed area of lawn. Beyond the carport is a timber shed, covered tractor store and shed. The rear garden includes a wide expanse of patio that opens out to areas of lawn interspersed with established flower beds. Gravel pathways lead to an attractive water feature and the kitchen garden area with a fruit tree enclosure and a detached summerhouse. There are two greenhouses, one with power and cold frames. A post and rail fence divides a paddock which extends down to a stream with a bridge to Battle Great Woods.

CARPORT AND DOUBLE GARAGE

16' 5" x 14' 6" (5.00m x 4.42m) plus 17' 5" x 16' 8" (5.31m x 5.08m) Of timber construction with power and light and door to garden.

SERVICES

LPG heating, Septic tank drainage, Full fibre broadband

Ground Floor
Approx. 148.7 sq. metres (1600.8 sq. feet)



First Floor
Approx. 86.9 sq. metres (935.7 sq. feet)



Total area: approx. 235.7 sq. metres (2536.5 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	61
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

