



Gate Farm,  
Whatlington Road,  
Battle,  
East Sussex,  
TN33 0NA



## Whatlington Road

A beautifully restored Grade II Listed period property in a desirable location close to the centre of Battle. The accommodation provides three reception rooms, a large kitchen/living area and five bedrooms, all with en-suites. The gardens extend to approximately 1.47 acres and include woodland and a swimming pool.

### Features

BEAUTIFULLY RESTORED

FIVE BEDROOMS

SWIMMING POOL

CLOSE TO BATTLE TOWN CENTRE

GRADE II LISTED DETACHED HOUSE

THREE RECEPTION ROOMS

GARDENS AND WOODLANDS

CHAIN FREE



## Description

A wonderful opportunity to acquire a beautifully restored Grade II Listed period house that presents attractive tile hung elevations beneath a tiled roof. The property has been comprehensively restored with a new roof and modern levels of insulation. There is an efficient gas fired central heating system and replacement timber double glazed sash windows.

The house is arranged around a large reception hall and there are three impressive reception rooms, all with fireplaces and one being vaulted with double doors opening onto the garden. The kitchen is fully fitted complete with a larder and additional living area, all of which opens onto the patio and garden. There is a boot room, utility room and over the first and second floor five bedrooms, all with en-suites.

This unique and beautifully restored property is within 1.3 miles of the town centre and sits in gardens and grounds of 1.47 acres with a swimming pool, small area of woodland and kitchen garden area. There is also extensive parking to both the front and rear and space for garaging, subject to any necessary consents.

## Directions

Travelling North along the High Street, turn right into Mount Street and continue up Caldbeck Hill onto Whatlington Road where the property will be found on the left hand side just before the right hand bend.



#### **RECEPTION HALL**

15' x 16' (4.57m x 4.88m) With tiled floor, half panelled walls and stairs leading to first floor landing. Double doors to

#### **DRAWING ROOM**

14' 9" x 13' 7" (4.50m x 4.14m) A double aspect room with central limestone open fire, fitted cabinets with shelving above, oak flooring.

#### **SITTING ROOM**

13' 8" x 12' 9" (4.17m x 3.89m) With sash window to front, exposed timbers, central brick open fireplace, door to

#### **DINING AREA**

19' 10" x 9' 9" (6.05m x 2.97m) vaulted with exposed timbers and double doors opening onto the patio and gardens.

#### **KITCHEN**

16' 5" x 10' (5.00m x 3.05m) opens through to SITTING AREA 12' 2" x 12' 8" (3.71m x 3.86m) max. The kitchen is fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with a central chimney recess housing an Everhot oven range. The kitchen provides space and plumbing for American style fridge/freezer with integrated dishwasher and an extensive area of marble working surface with Butler sink with mixer tap and a USB charging point. To the side of the chimney recess there is a large walk-in larder cupboard with extensive shelving. This area has under floor heating throughout. Double doors and a separate single door that leads on to the rear patio and garden.

#### **BOOT ROOM**

9' 3" x 4' 7" (2.82m x 1.40m) Two double cupboards, bench seat and shoe storage, the walls are part panelled and a door leads to the

#### **UTILITY ROOM**

7' 8" x 5' 8" (2.34m x 1.73m) With window to patio and garden, tiled flooring, fitted with a range of base and wall mounted units with space and plumbing for appliances, marble working surfaces, stainless steel sink with mixer tap and drainer, space and plumbing for fridge, window to side and fitted with a corner wash hand basin and concealed cistern wc with cupboards above.

#### **FIRST FLOOR BEDROOM 3**

13' 1" x 9' 6" (3.99m x 2.90m) With window taking in views, large wardrobe cupboard.

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

With window to side, tiled floor, part tiled walls, fitted with a white low level wc, vanity sink unit and fully tiled shower with glazed screen.





#### **BEDROOM 4**

11' 1" x 9' 1" (3.38m x 2.77m) With window to rear, wardrobe cupboard.

#### **EN-SUITE**

Window to side, tiled floor, part tiled walls, fitted with a white low level wc, vanity sink unit and tile enclosed shower with glazed screen.

#### **BEDROOM 2**

13' 2" x 8' 2" (4.01m x 2.49m) With exposed timbers, window to front, large wardrobe cupboard.

#### **EN-SUITE**

With window to side, tiled floor, part tiled walls, fitted with a white low level wc, vanity sink unit, tile enclosed shower with glazed screen.

#### **MASTER BEDROOM**

13' 4" x 12' 3" (4.06m x 3.73m) Having a dual aspect, exposed timbers.

#### **EN-SUITE**

With window to front, with exposed timbers, tiled floor, part tiled walls and fitted with a central roll top bath with mixer taps, double vanity sink unit and large tile enclosed shower with glazed screen.



#### **SECOND FLOOR BEDROOM**

21' 3" x 7' (6.48m x 2.13m) Vaulted with window to side.

#### **BATHROOM**

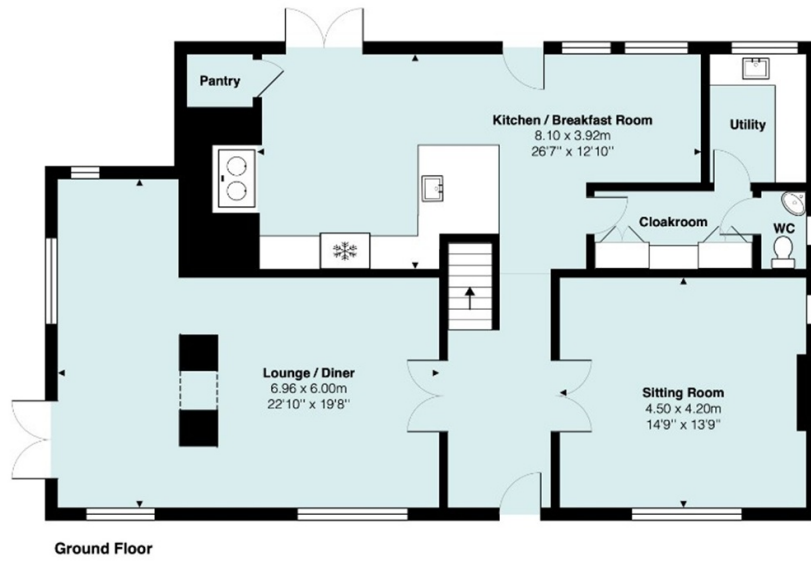
8' 9" x 7' (2.67m x 2.13m) With glazed velux window, tiled floor, part tiled walls and fitted with a panelled bath, vanity sink unit, low level wc and doors through to cupboard housing the pressurized tank and boiler.

#### **OUTSIDE**

The property is approached through a five bar gate to a large area of gravelled parking and turning. In addition there is a separate vehicular access from a private driveway with a Right of Way to a further gated gravelled parking and turning area. The gardens wrap around the property with a central pathway leading to the front door and connecting around each side of the property to a large area of patio to the rear. The gardens extend out to some distance being laid to lawn with a small water feature and a further patio. To the rear the gardens extend out to the heated pool with pergola and an attractive old stone wall that divides the pool area and a further section of lawn. Beyond is a LARGE WORKSHOP 14' 1" x 8' (4.29m x 2.44m) with a connecting wall and fence enclosed kitchen garden with raised beds. The gardens extend into a small area of woodland and the whole is believed to extend to approximately 1.47 acres.

#### **NOTE**

Some of the images are library images from 2021.



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Total Area: 217.2 m<sup>2</sup> ... 2338 ft<sup>2</sup>

All measurements are approximate and for display purposes only

