



Courtland Battle Hill,
BATTLE,
TN33 0BN

 Campbell's

Courtland Battle Hill

A substantial detached family home which has been considerably extended and improved to provide an open plan living/kitchen/dining area and five bedrooms with a south facing garden.

Features

SUBSTANTIAL DETACHED PROPERTY
3 RECEPTION ROOMS
MASTER WITH EN-SUITE AND JULIET BALCONY
CONVENIENT LOCATION

STUNNING GROUND FLOOR OPEN PLAN AREA
5 DOUBLE BEDROOMS
SOUTH FACING GARDENS
AVAILABLE CHAIN FREE



Description

Offered to the market with no onward chain, Courtland, in recent years, has been significantly extended and altered and now provides a unique and versatile family home. A spacious hallway gives access to an impressive open plan space incorporating a fully integrated kitchen, dining area and large living area overlooking the beautifully maintained south facing gardens. The rest of the ground floor enjoys a bedroom/snug, kitchette, separate garden room and shower room. This group of rooms is currently configured as an annexe, making this property ideal for multi generational living. It may also appeal to those looking to run a practice of some kind or working from home. To the first floor, the master bedroom has a dressing room and en-suite shower room. The remaining three bedrooms are all doubles and served by a modern family bathroom. Externally there is ample off-road parking with the driveway continuing around the side of the property to a useful outbuilding which, although currently being used as a workshop, could be converted into a garage. The rear garden is considered to be of a good size, south facing and level, beautifully stocked with mature shrubs and trees with a vegetable patch and offers a good degree of privacy.

The property is situated close to Battle Town Centre with its attractive High Street which is well served with independently owned shops, a variety of public houses and restaurants. There is also a mainline station situated a short walk from the property which offers services into London Charing Cross and down to the coast at Hastings and St Leonards. The area is generally well served for schooling, both private and comprehensive and primary and secondary levels.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and proceed up Battle Hill where the property will be found on the right hand side near the top of the hill.

What3Words: //hints rested landlady



THE ACCOMMODATION COMPRISSES

RECEPTION HALL

19' 1" x 7' 10" (5.82m x 2.39m) with stairs rising to first floor galleried landing, two radiators.

GROUND FLOOR SHOWER ROOM

8' x 5' 6" (2.44m x 1.68m) window to front, fully tiled and fitted with a shower cubicle, vanity sink unit and low level wc.

UTILITY ROOM

8' 1" x 5' 3" (2.46m x 1.60m) with an area of working surface, plumbing for washing machine and tumble dryer.

GROUND FLOOR BEDROOM/SNUG

13' 4" x 9' 9" (4.06m x 2.97m) a delightful double aspect room with windows to front and side.

KITCHENETTE

9' 8" x 9' 8" (2.95m x 2.95m) Formerly used as a study. Variety of wall and base units incorporating cupboards and drawers, sink drainer unit with mixer tap, granite effect work surfaces, integrated electric Bosch oven and grill.

GARDEN ROOM

11' 1" x 10' 3" (3.38m x 3.12m) Double aspect with french doors to the garden.

OPEN PLAN KITCHEN/LIVING/DINING/FAMILY AREA

Accessed from the hallway and set out as four areas as follows:

KITCHEN AREA

27' 9" x 7' (8.46m x 2.13m) a vaulted room with Velux windows, doors to front and rear, oak flooring and fitted with a comprehensive range of base kitchen units, dishwasher, a Rangemaster 6 ring gas oven range and granite working surfaces with a 1½ bowl ceramic sink with mixer tap and drainer, integrated dishwasher. There is also space for an American style fridge/freezer.

DINING AREA

11' 4" x 9' 7" (3.45m x 2.92m) Window to front, door to pantry.

LOUNGE AREA

19' 11" x 17' 9" (6.07m x 5.41m) with two sets of French doors giving access to the patio and rear garden, fitted blinds to windows, television aerial point.





FIRST FLOOR GALLERIED LANDING

with Velux window.

MASTER BEDROOM

12' 9" x 9' 8" (3.89m x 2.95m) with windows and French doors to a Juliet balcony overlooking the rear garden.

DRESSING ROOM

10' 1" x 10' 3" (3.07m x 3.12m) Window to the front, built in wardrobes.

EN-SUITE SHOWER ROOM

fully tiled and fitted with a low level wc, vanity sink unit, shower cubicle and heated towel rail.

BEDROOM 2

13' x 10' 5" (3.96m x 3.18m) Window to front, fitted wardrobes and additional storage cupboards.

BEDROOM 3

13' 6" x 10' 5" (4.11m x 3.18m) with window to rear.

BEDROOM 4

10' 11" x 7' 5" (3.33m x 2.26m) with window to front, eaves access.

FAMILY BATHROOM

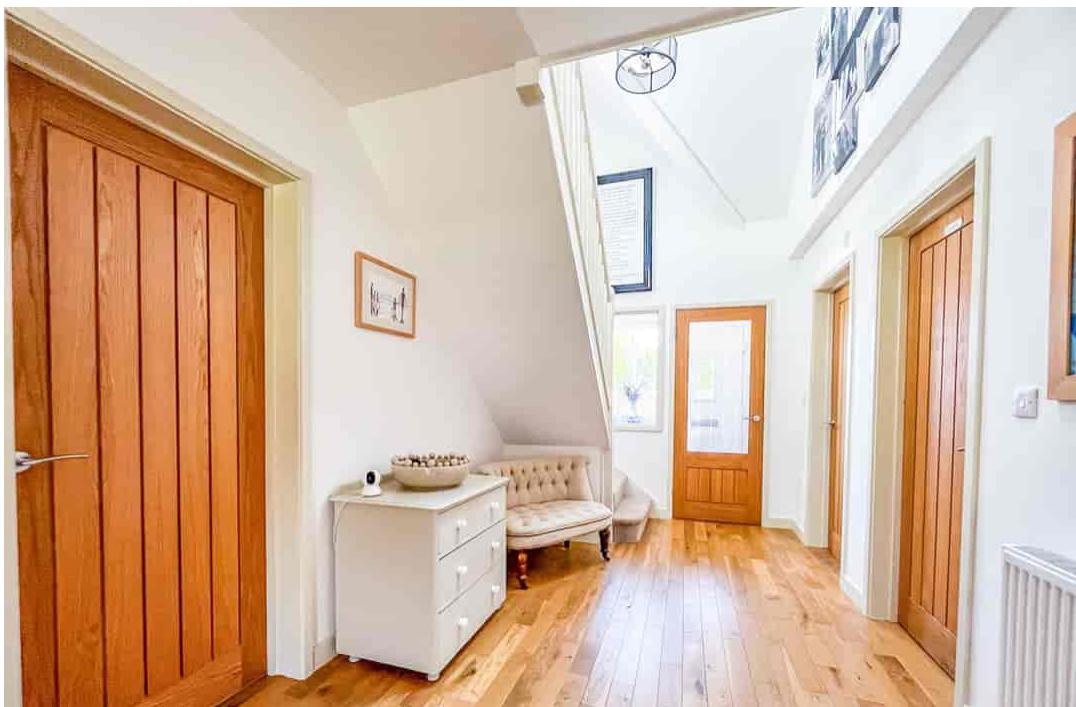
10' 11" x 4' 11" (3.33m x 1.50m) with Velux windows, tiled floor, double vanity sink unit, low level wc, panelled Jacuzzi bath, heated towel rail.

OUTSIDE

The driveway is accessed through remote controlled wrought iron gates which lead to a gravel driveway providing ample parking being fence and hedge enclosed with sleeper retained raised mature borders. The driveway continues round to the side and gives access to the garage/workshop. A gate gives access to the rear garden initially onto a raised patio area, ideal for alfresco dining. Steps lead down onto a level lawn. The garden is considered to be well stocked and beautifully maintained and offers a good degree of privacy.

GARAGE/WORSHOP

16' 2" x 12' 10" (4.93m x 3.91m) with two windows to the rear garden.



AWAITING FLOORPLAN

