



Woodmans Green Road, Battle, TN33

Offers Over £875,000





CHAIN FREE! Are you dreaming of a large garden and your very own pond? This property has both and furthermore , detached Kennels and a detached double garage. Accessed via its own private secure drive, this is not one to be missed.



Key Features

- CHAIN FREE
- 2.5 acres and private pond
- Kennels
- Detached double garage
- Drive
- Easy access to A21
- Period features
- Log burner
- Terrace
- Large garden split into two paddocks







Are you dreaming of a large garden and your very own pond? This property has both and furthermore , detached Kennels and a detached double garage. Accessed via its own private secure drive, this is not one to be missed.



The property is complete with four double bedrooms, two reception rooms, large kitchen, downstairs W/C, first floor bathroom and an en-Suite.

With period features throughout and in its own secluded location, with the driveway to the front and the garden to the rear this property is not to be missed and offers huge potential.

The property comprises

Entrance Porch with tiled floor, and large storage space for winter jackets.

Hallway with wooden flooring

Kitchen is a large space with plenty of light coming in from the triple aspect windows, it has a range cooker with plenty of work surfaces.

Dining room off the kitchen with double glass doors and two windows facing garden

Boot room is off of the kitchen , again offering that all important storage space.

Bedroom 4 is on the ground floor and is a good size double

Downstairs cloakroom, with sink and W/C

Living room with a vaulted ceiling and oak beams. Large log burner and a conservatory. This truly is a spectacular room,

Stairs to landing

Bathroom that has been fully tiled, W/C, sink, bath with separate shower attachments. shaving mirror.

Bedroom 3 is a good size double on the rear aspect

Bedroom 2 is a small double on the rear aspect

Bedroom 1 is the main bedroom and features a large built in storage on the front aspect and windows on the rear aspect. The en-suite is fully tiled, with a W/C, sink with vanity unit, separate bath and a walk in shower.

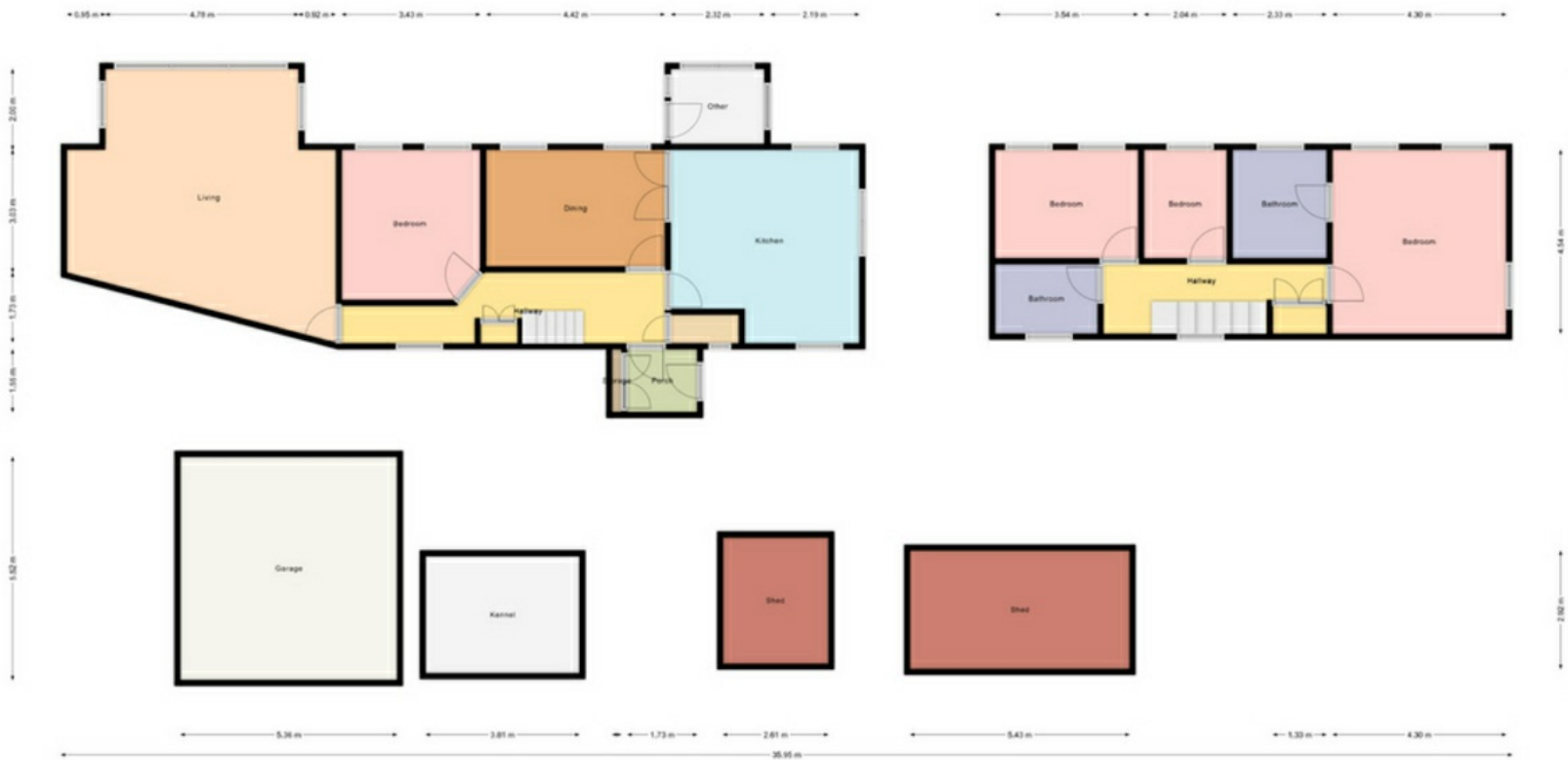


The property is surrounded on the north side by a large drive and hard standing with plenty of parking, double garage and a range of outbuildings and kennel block.

The south side which is sectioned off into two pieces, is surrounded by an area of terrace and a large garden accessible by a gate from the north side of the drive. The second section of the ground then leads to the large pond with a bridge and a seating area. The pond features an abundance of wildlife owing to it being left to its natural state and features a group of paddling ducks.







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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	80



Tenure Type: Freehold
 Council Tax Band:
 Council Authority:

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