

# MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

REEVES COTTAGE, KANE HYTHE ROAD, BATTLE, TN33 9QU



**PRICE: £1,395,000 FREEHOLD**

## DESCRIPTION

A beautifully presented character farmhouse with a detached two-bedroom cottage occupying gardens, grounds and paddocks of about seven acres immediately adjoining woodland located in the rural fringes of this historic town.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

Crowborough Office  
Tel: 01892 662668

The Cross, Crowborough, East Sussex TN6 2SJ  
Email: [crow@mansellmctaggart.co.uk](mailto:crow@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

Offices Throughout Sussex

Reeves Cottage enjoys a fine outlook across the neighbouring Reeves Wood which provides vast direct hacking and scenic walks. Within the grounds there is a large detached two-bedroom cottage which could provide an additional holiday let income or ideal accommodation for family members and comprises an impressive open plan sitting room/dining room/kitchen, two large double bedrooms, a landing with a study area and a family bathroom. The property boasts well maintained equestrian facilities (with security system) in the form of six Monach indoor stables with tack room, Solarium, feed room, a hay store and an all-weather 40' x 20' Charles Britton ménage. There is planning permission to construct a 2,500 sq. ft. detached barn within the grounds which could provide further conversion/residential possibilities subject to the necessary consents, application number RR/2017/425/P. The main farmhouse has been extensively modernised and updated and comprises in brief a large reception hall with fireplace and wood burning stove, a part brick conservatory, an impressive double aspect sitting room with inglenook fireplace, a re-fitted kitchen/dining room with integrated appliances and further wood burner, a lobby, a ground floor shower room and a utility room. The first floor provides four generous size bedrooms and two beautifully re-fitted bathrooms. Outside the property is approached via an electronically controlled five bar gate which leads to a sweeping driveway which splinters towards the equestrian facilities and the main house and cottage. Beyond the driveway are three large post and rail enclosed paddocks with a gate affording direct access to Reeves Wood. The total plot extends to about seven acres. EPC band D.

## **LOCATION**

Reeves Cottage lies in an elevated rural position, with some wonderful far reaching views over the surrounding countryside beyond. The historic town of Battle lies some 1.75 miles to the east, and provides a comprehensive range of shops and amenities for everyday needs, together with a mainline train service to London Charing Cross/Cannon Street. The coastal, business and entertainment centres of Hastings and Eastbourne are approximately 8 and 14 miles respectively. The A21 is within easy reach and provides access to the M25, and thus the national motorway network. There are an excellent selection of both state and public schools in the area including nearby Claverham Community College, Battle Abbey, Vinehall School and St. Bedes.

## **The accommodation and approximate room measurements comprise:**

**COVERED ENTRANCE:** inset spotlighting, front door with opaque glazed insert into: **RECEPTION HALL:** 33'11 x 10' staircase rising to the first floor, UPVC double glazed window to side, fireplace with recess cast iron wood burning stove and oak bressumer over, laminate flooring, spotlighting, wide opening into **CONSERVATORY:** a part brick construction, UPVC double glazed windows overlooking the patio and gardens, UPVC double glazed double doors to rear, vaulted double glazed roof.

**SITTING ROOM:** 25' x 14'7 an impressive double aspect room, UPVC double glazed windows to side, UPVC double glazed double doors opening to the rear terrace and gardens, handsome inglenook fireplace, exposed brick surround, oak bressumer over, wall light points.

**KITCHEN/DINING ROOM:** 28' x 14'2 beautifully re-fitted with a range of units to eye and base level and comprising recessed one and a half bowl Franke sink unit with mixer tap, cupboards and concealed dishwasher beneath. Adjoining granite work surfaces, further range of units to eye and base level, built-in Siemens oven and matching coffee machine, integrated fridge and freezer, tall larder style units, corner carousel units, twin plate Aga with extractor over, deep pan drawers, integrated wine cooler, handsome brick fireplace with cast iron wood burning stove, oak bressumer over, UPVC double glazed windows to rear and side, spotlighting, laminate and tiled flooring.

**REAR LOBBY:** a stable style door with glazed insert opening to the rear of the property, UPVC double glazed window to rear, tiled flooring.

**SHOWER ROOM:** fitted with a white suite and comprising fully tiled enclosed shower cubicle with wall mounted chrome shower unit, UPVC double glazed window to side, wash basin, low level WC with concealed cistern, heated chrome ladder style towel rail, spotlighting, tiled flooring.

**UTILITY ROOM:** 13'8 x 7'8 UPVC double glazed windows to rear, range of base level units, single bowl single drainer sink unit with mixer tap, cupboards beneath, space for domestic appliances, floor mounted oil-fired boiler, spotlighting, radiator, laminate flooring.

From the reception hall a staircase rises to the: **FIRST FLOOR LANDING:** hatch giving access to loft space, UPVC double glazed and Velux windows to rear, spotlights, wall light points.

**BEDROOM 1:** 17'3 x 11'9 double aspect room, UPVC double glazed windows overlooking the rear and side of the property enjoying breath-taking views across the paddocks and open countryside beyond, extensive range of built-in wardrobes, further built-in wardrobe, exposed brick chimney breast.

**BEDROOM 2:** 14'6 x 9'4 double aspect room, UPVC double glazed windows overlooking the rear and side of the property enjoying breath taking views across the gardens and rolling countryside beyond, extensive range of built-in wardrobes.

**BEDROOM 3:** 13'7 x 10'1 UPVC double glazed window overlooking the rear of the property enjoying breath-taking views across the paddocks and countryside beyond, cast iron fireplace with exposed brick chimney breast, hatch giving access to additional loft space.

**BEDROOM 4:** 10'3 x 8'2 double aspect room, UPVC double glazed windows to rear and side.

**FAMILY BATHROOM:** beautifully fitted with a contemporary white suite and comprising free standing double ended bath with central chrome mixer tap, fully tiled enclosed double width shower cubicle with glazed shower screen, wall mounted chrome shower unit, low level WC with concealed cistern, wash basin, cast iron fireplace with exposed brick chimney breast, airing cupboard housing lagged hot water cylinder with slatted shelving over, heated chrome ladder style towel rail, tiled flooring.

**SECOND BATHROOM:** fitted with a white suite and comprising enclosed bath, tiled splash-back, pedestal wash basin, low level WC, tiled flooring, UPVC double glazed window to side, heated chrome ladder style towel rail.

### ***DETACHED COTTAGE***

Front door with glazed insert into: a magnificent open plan Kitchen/Dining/Sitting Room: **KITCHEN AREA:** 24'2 x 22'4 beautifully fitted with a contemporary range of units to base level and comprising recessed single bowl single drainer stainless steel sink unit with mixer tap, cupboards and concealed washing machine beneath. Adjoining work surfaces, further range of units to base level, integrated four ring electric hob with stainless steel oven beneath and extractor canopy over, UPVC double glazed window to rear, twin UPVC double glazed double doors with adjacent floor to ceiling side panels opening to the front of the property with views across the paddocks beyond, spotlighting, laminate flooring.

From the kitchen a staircase rises to the: **LARGE FIRST FLOOR LANDING:** with **STUDY AREA:** Velux window to front.

**BEDROOM 1:** 14'11 x 13'7 double aspect room, Velux window to front, UPVC double glazed window overlooking the side of the property, extensive range of built-in wardrobes with mirror fronted sliding doors, spotlighting.

**BEDROOM 2:** 17'9 x 13'4 double aspect room, UPVC double glazed window to side, Velux window to rear enjoying fine far reaching views across the paddocks beyond, spotlighting.

**BATHROOM:** fitted with a white suite and comprising enclosed bath, wall mounted chrome shower unit, glazed shower screen with fully tiled surround, pedestal wash basin, low level WC, Velux window to rear, tiled flooring, heated chrome ladder style towel rail.



## OUTSIDE

The property is approached via an electronically controlled five bar gate and a sweeping driveway which splinters down to a **LARGE CONCRETE HARDSTANDING** and an **INDOOR BARN** which houses six Monach stables, Solarium, a tack room and a feed room. Adjacent to the barn is a large enclosed **HAY BARN** which could provide storage space for tractor/machinery if required. The driveway is flanked on either side by three large post and rail enclosed paddocks which are bound by thick natural hedging and mature trees with a gate providing direct access to the adjacent Reeves Wood providing exceptional hacking. To the far corner of the paddocks is a Charles Britton 40' x 20' **MÉNAGE** with rubber and sand surface enclosed by post and rail fencing. The driveway continues towards the main house and cottage and provides **FURTHER EXTENSIVE PARKING**. Adjoining the rear of the main house is a brick paved patio beyond which are areas of lawn with a mature fish pond to one side. The gardens and grounds surround the house on all sides and provide total seclusion affording views back towards the main paddocks. The brick paved patio surrounds the property.

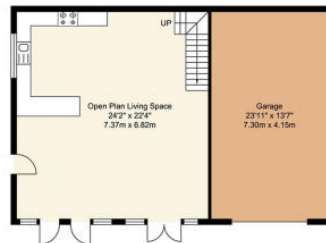
The gardens, grounds and paddocks provide total seclusion and extend in total to about seven acres. Full planning permission has been granted for the construction of a 2,500-sq. ft. detached barn, application number: RR/2017/425/P.



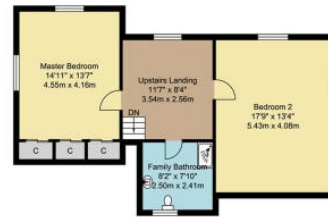




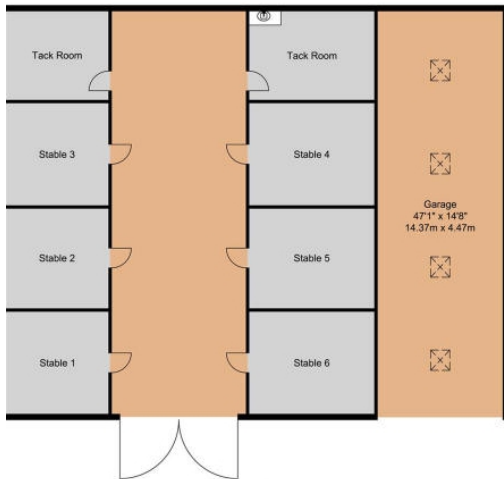




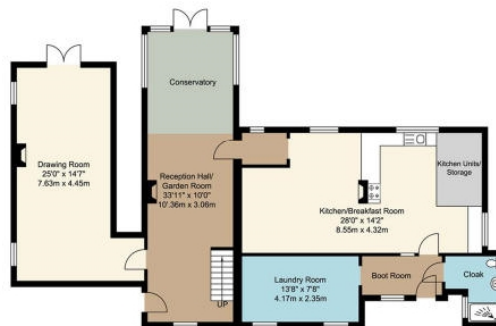
Cottage Ground Floor  
Approximate Floor Area  
878.22 SQ.FT.  
81.59 SQ.M.



Cottage First Floor  
Approximate Floor Area  
634.10 SQ.FT.  
58.91 SQ.M.



Stables/Garage  
Approximate Floor Area  
2739.30 SQ.FT.  
254.49 SQ.M.



Ground Floor  
Approximate Floor Area  
1257.33 SQ.FT.  
116.81 SQ.M.



First Floor  
Approximate Floor Area  
604.82 SQ.FT.  
56.19 SQ.M.

**TOTAL APPROX FLOOR AREA 6113.79 SQ.FT. 567.99 SQ. M.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Red Hot Camera ©2016