



**St. Marys Villas  
Battle, TN33 0BY**

**Guide price £750,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# St. Marys Villas, Battle, TN33 0BY

GUIDE PRICE £750,000 - £800,000.

Welcome to St. Marys Villas in Battle, where a charming six-bedroom semi-detached period house awaits you. This delightful property boasts not only a garage but also off-road parking for 3-4 vehicles, making it ideal for a growing family or those who love to entertain.

As you step inside, you'll be greeted by two reception rooms that offer ample space for relaxing and hosting guests. With six bedrooms and three bathrooms spread over four floors, there is plenty of room for everyone to enjoy their own space and privacy.

Situated in the sought-after town of Battle within walking distance of the high street and the mainline railway station just minutes from your door. This home is perfect for families looking to provide their children with a top-quality education being within the catchment area for Claverham Community College.

The secluded front and private rear gardens provide a peaceful retreat where you can unwind and enjoy the outdoors.

One of the unique features of this property is the one-bedroom self-contained flat, complete with a living room, kitchen, and bathroom. This additional space offers endless possibilities - whether for guests, extended family, or even as a source of additional income.

With a south-west facing aspect, you can look forward to enjoying plenty of natural light throughout the day. Don't miss the chance to make this wonderful property your own and create lasting memories in this beautiful home.

PLEASE NOTE- The vendor of this property are employed with Wyatt Hughes

- Six bedroom semi detached house
- Numerous period features
- Claverham catchment area
- Mainline railway station within a few minutes walk from your door
- Self contained one bedroom apartment
- 2944 sq ft configured over four floors
- Tax band D
- Secluded and well established gardens
- Garage and ample off road parking
- EPC rating E



# The Gables, 1 St. Marys Villas, Battle, TN33 0BY

Approximate Area = 2944 sq ft / 273.5 sq m (includes self-contained flat)  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Garage = 226 sq ft / 20.9 sq m  
 Total = 3181 sq ft / 295.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2024. Produced for Batcheller Monkhouse. REF: 1125598

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	<b>England &amp; Wales</b>
		51	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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