



**Saxonwood Road**  
**Battle, TN33 0EY**  
**£940,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Saxonwood Road, Battle, TN33 0EY

Nestled on the highly sought-after Saxonwood Road in Battle, this exquisite detached house offers a perfect blend of modern comfort and classic charm. Spanning an impressive 1,937 square feet, the property boasts four spacious reception rooms, making it ideal for both family living and entertaining guests.

The residence features four well-appointed bedrooms, complemented by a family bathroom, a shower room, and a convenient ground floor WC. The heart of the home is undoubtedly the stylish kitchen breakfast room, which flows seamlessly into the dining room, providing a bright and inviting space for meals and relaxation. Additionally, a large utility room and a study offer practicality and versatility for everyday living.

This property has undergone extensive renovations recently, ensuring that it is as close to a new finish as one could hope for in an older home. The current owners have meticulously updated the house to include a new roof and full external rendering, new plumbing and electrics, all interiors including kitchen, bathrooms, utility room, engineered oak flooring and underfloor heating on the ground floor, and tasteful redecoration throughout.

Set within beautifully established gardens, the outdoor space is both private and expansive, perfect for enjoying the tranquil surroundings. Off-road parking is available for several vehicles, adding to the convenience of this remarkable home.

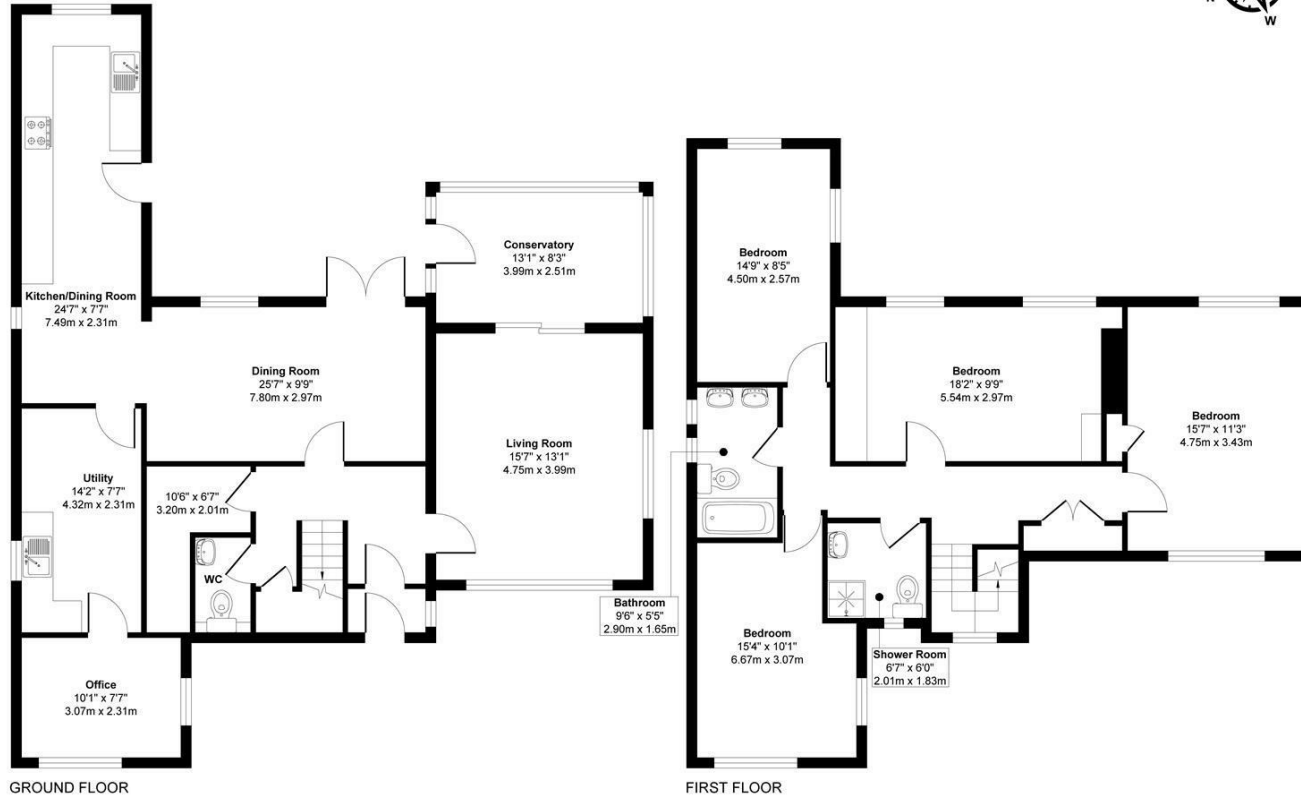
Located within easy walking distance of Battle's vibrant town centre, residents will enjoy access to a wealth of amenities, including shops, pubs, restaurants, cafés, parks, countryside walks and the historic Battle Abbey. The property is also ideally positioned within walking distance of desirable primary and secondary schools. The mainline railway station, with direct links to London, further enhances the appeal of this exceptional home.

This is a rare opportunity to acquire a stunning family property in one of the most desirable locations in Battle.

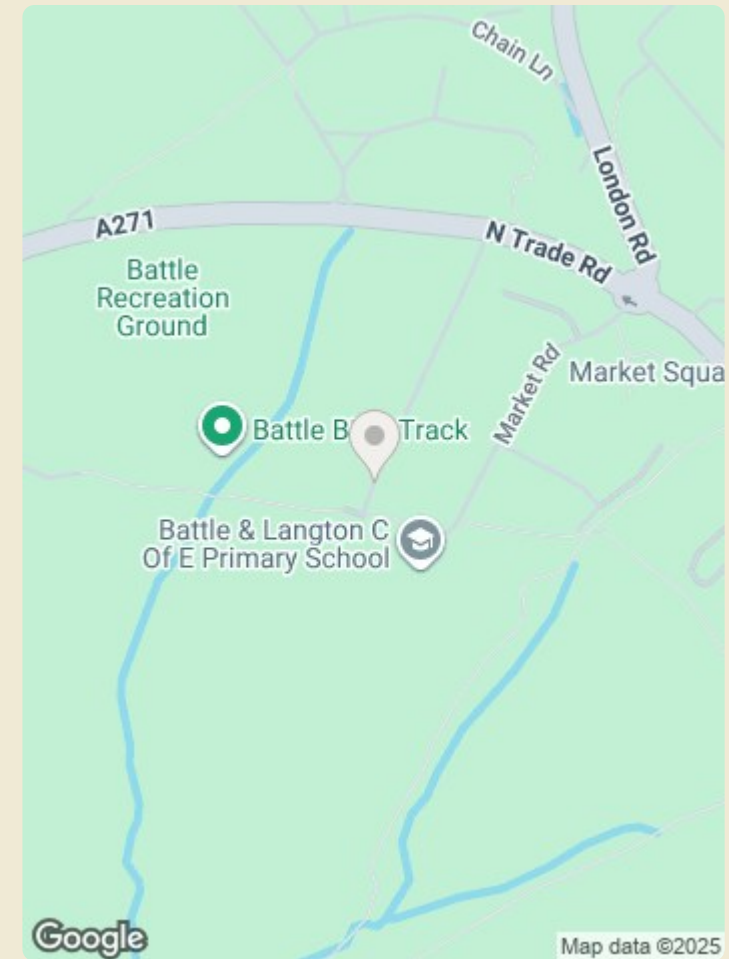
- TAX BAND F
  - EXTENSIVELY RENOVATED OVER RECENT YEARS
  - STUDY, BOOT ROOM AND LARGE UTILITY ROOM
  - EPC RATING C
- 1937 SQ FT
  - FOUR RECEPTION ROOMS
  - NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
  - BATHROOM, SHOWER ROOM AND WC
  - HIGHLY DESIREABLE SECLUDED ROAD WITHIN EASY REACH OF THE TOWN CENTRE



**Aysgarth**  
Approximate Gross Internal Floor Area  
1937 sq. ft / 179.95 sq. m



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