



Powdermill Lane
Battle, TN33 0SZ
£685,000 Freehold

Wyatt
Hughes
Residential Sales

Powdermill Lane, Battle, TN33 0SZ

A superb detached bungalow offering privacy, space, and stylish living, set on an attractive plot of approximately one-third of an acre (TBV) along Powdermill Lane in Battle. Set back from the road behind electric gates, the property benefits from generous off-road parking, a garage, car port, side lean-to/workshop area, summer house, shed, greenhouse, and an outhouse with WC and utility space.

Inside, the accommodation is well presented and versatile, comprising a welcoming living room, bright sun room overlooking the garden, and a spacious kitchen/diner ideal for family living. There are three bedrooms, two of which are good-sized, with the third currently configured as an office. The family bathroom is modern, with an additional separate WC. There is also excellent potential to extend to the rear or convert the loft, subject to any necessary planning permissions or building regulations if required.

The mature gardens are a particular feature, offering a private and peaceful setting backing onto open fields. The outdoor space includes well-tended lawns, a garden pond, and a variety of established plants, providing a tranquil environment for relaxation or entertaining.

Located within the sought-after Claverham School catchment area, the property enjoys an idyllic semi-rural position, with a local shop and pub within walking distance. The historic town of Battle is just three miles away, offering independent shops, cafes, restaurants, traditional pubs, Battle Abbey, and a mainline railway station with direct links to London.

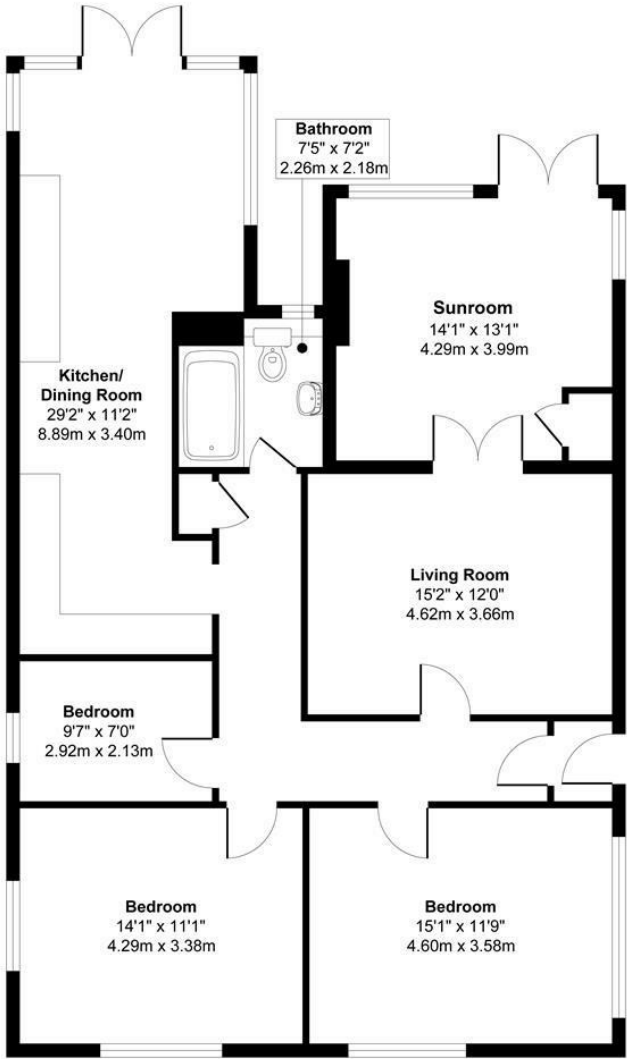
This charming bungalow offers a rare combination of seclusion, style, and versatility, ideal for those seeking a peaceful countryside lifestyle while remaining close to amenities and transport links.

- Three-bedroom detached bungalow occupying a private plot of approximately one-third of an acre
- Beautifully landscaped gardens backing onto open fields
- Tax Band E
- Potential to extend if additional space required subject to any required consents
- Immaculately presented with a contemporary feel throughout
- EPC Rating E
- Generous off-road parking, garage, car port, and several additional outbuildings
- 1288 sq ft



Powdermill Lane

Approximate Gross Internal Floor Area
1288 sq. ft / 119.65 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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.

