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Peter Oliver



Batts Bridge Road, Piltdown, TN22 3XR

- ▼ Gorgeous Character Property
- ▼ 3/4 Bedrooms, 2 Bathrooms
- ▼ Lounge, Kitchen/Diner, Utility
- ▼ Family Room/Bedroom, En-Suite
- ▼ 1.25 Acres Of Park-Like Gardens
- ▼ Gated Drive With Ample Parking



## EPC RATING

Current:  
48 E

Potential:  
79 | C

**Offers Over:**  
**£800,000**





## Batts Bridge Road, Piltdown, TN22 3XR

This stunning property is unlike most others as it boasts an enormous park-like plot of approximately 1.25 acres first accessed via a gated entrance, leading to a large gravel driveway with ample space to park multiple vehicles. Stepping inside, you are welcomed into a bright entrance hall, where a staircase rises to the first floor. A window here offers a pleasant view of the patio terrace. The front-facing living room is filled with natural light, thanks to dual aspect windows on the front and side. This room boasts a wealth of character, including a wood-burning stove and beautiful wood flooring. The kitchen is modern and well-equipped with integrated appliances and a range of base units, and it flows effortlessly into the dining area, which also features wood flooring. From the dining area, double doors open directly to the patio terrace and the surrounding gardens. Arranged at the rear of the ground floor accommodation is a useful utility room with a w/c to side as well as a handy cupboard leading to a spacious family room or what could easily be used as a bedroom/studio, complete with an en-suite shower room. This area of the property could happily be used as an annexe whether it be for teenage children or for multi-generational living. Upstairs, the first-floor landing provides access to three well-proportioned double bedrooms and a family bathroom. Two of the bedrooms include built-in wardrobes, and there is a further built-in cupboard on the landing for additional storage space. The property's grounds are truly exceptional, designed to showcase beauty throughout the year. The gardens feature a rich variety of plants, flowers, and hedge borders, with seasonal highlights including magnolia trees, a charming arbor covered in climbing hydrangea, rose bushes, camellias, and seasonal heather. Additional features include a brick-lined pond, a bluebell wood, and apple trees. Set in approximately 1.25 acres, the grounds are a true retreat, and a wonderful feature that is available by separate negotiation is the enjoyment of the Yurt located towards the end of the plot that forms a fantastic place to camp especially as it is equipped with a cosy log burner.

Uckfield: 01825 703000  
 Crowborough: 01892 489000  
 Lettings: 01825 701030  
[Info@peteroliverhomes.co.uk](mailto:Info@peteroliverhomes.co.uk)

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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS









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Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft

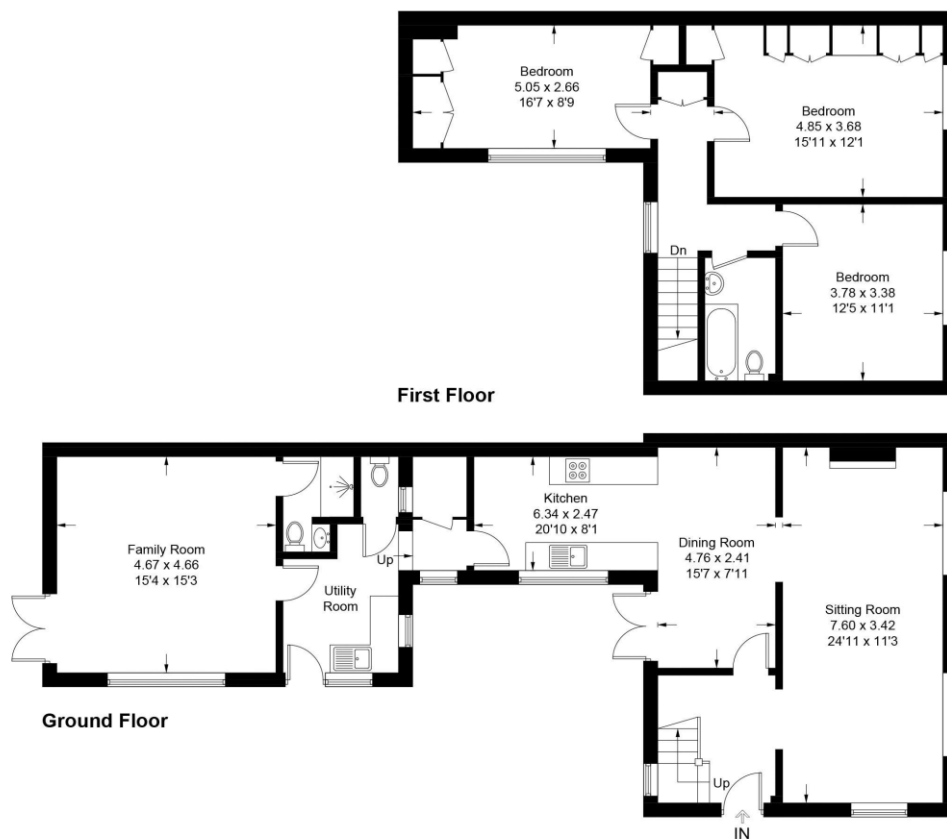


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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