



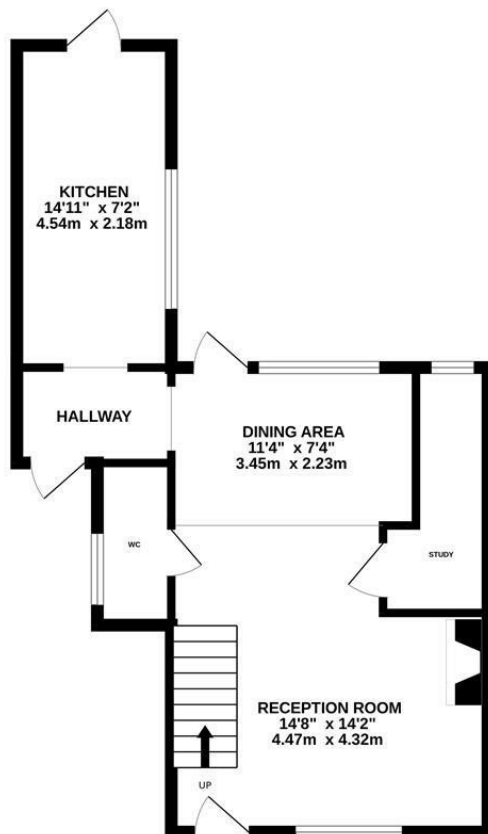
## Battle Hill, Battle TN33 0BJ

### Offers in excess of £370,000

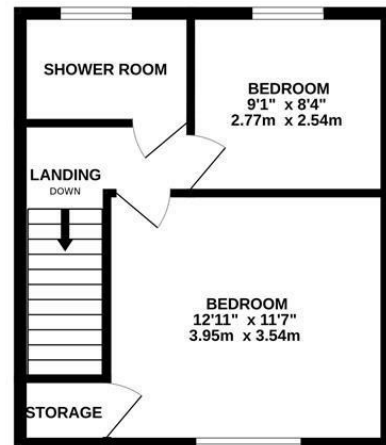


A charming TWO BEDROOM COTTAGE with OFF ROAD PARKING and a garden studio situated in a sought after location just a short walk from Battle High Street with it's range of shops and eateries along with a mainline railway station. It is enviably placed within the SCHOOL CATCHMENT AREA for Claverham Community College and Battle & Langton Primary School. The accommodation here enjoys a WEALTH OF CHARACTER FEATURES including a feature fireplace and wooden beams throughout. The ground floor is arranged as an OPEN PLAN LIVING SPACE which enjoys a DUAL ASPECT which leads through to the STYLISH FITTED KITCHEN offering ample storage and worktop space along with access to the rear garden. There is also a handy DOWNSTAIRS CLOAKROOM and a separate study on this floor. The first floor houses TWO DOUBLE BEDROOMS with the principal bedroom benefitting from BUILT-IN STORAGE, together with a MODERN SHOWER ROOM. The LANDSCAPED REAR GARDEN is a particular feature here, it offers an area of patio to DINE AL-FRESCO followed by a raised level of lawn bordered by mature shrubs, flowers and trees leading to a newly constructed garden studio which provides the ideal working from home space. At the front of the property there is parking for one vehicle.

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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