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The Green, Battle, TN33 9DJ  
£2,400 Per Calendar Month





# Oliver & Bailey

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**Entrance Hallway**

**Cloakroom 2**

**Living Room**  
*23'7" x 11'6" (7.21m x 3.51m)*

**Kitchen with open plan dining room**  
*20'11" x 14'11" (6.38m x 4.57m)*

**Utility Room**  
*10'0" x 6'0" (3.05m x 1.83m)*

**Cloakroom**

**First floor landing**

**Bedroom One**  
*15'1" x 11'6" (4.60m x 3.53m)*

**Dressing Room**  
*8'2" x 5'2" (2.49m x 1.60m)*

**Ensuite**

**Bedroom Two**  
*14'4" x 9'8" (4.39m x 2.97m)*

**Ensuite**

**Bedroom Three**  
*10'9" x 10'5" (3.28m x 3.20m)*

**Bedroom Four**  
*14'2" x 9'4" (4.34m x 2.87m)*

**Bathroom**

**Integral Garage**

**Rear Garden**

**Driveway and front garden**

**Furnished Options: Unfurnished**  
**Council Tax Band: New Build**  
**Available Date: 30th April 2025**

# Oliver & Bailey

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SECOND DETACHED HOUSE AVAILABLE IN AN EXCLUSIVE DEVELOPMENT... Call Georgia or Robyn at Oliver & bailey to view this exquisite detached house, nestled in the charming village of Catsfield, Battle. Located on The Green offers a perfect blend of comfort and elegance.


With its spacious layout, the property boasts an inviting dual aspect reception room, a large open plan kitchen-dining room and separate utility room. There are also two downstairs cloakrooms. The heart of the home is complemented by four well-proportioned bedrooms, the master bedroom benefits from a walk in dressing room and ensuite. There is also a large bathroom with bath and walk in shower room. Externally the property offers front and rear gardens, a large driveway and integral garage.

The surrounding area is tranquil, with picturesque views that enhance the appeal of this delightful residence. This property is not just a house; it is a home that promises a lifestyle of comfort and serenity. With its prime location in Catsfield, residents can enjoy the benefits of village life while being just a short distance from the historic town of Battle, with Train links to London.

This floor plan shows a 4-bedroom house with a garage and utility room. The layout includes:

- Garage:** 19'8" x 9'10" (6.00 x 3.00m)
- Utility:** Adjacent to the garage.
- WC:** Located near the utility room.
- Kitchen/Dining Area:** 22'8" x 15'1" (6.92 x 4.60m)
- Living Room:** 21'3" x 12'0" (6.47 x 3.67m)
- Bathroom:** 11'6" x 6'4" (3.50 x 1.93m)
- Bedroom 1:** 15'1" x 12'0" (4.60 x 3.67m)
- Bedroom 2:** 15'1" x 9'10" (4.60 x 2.98m)
- Bedroom 3:** 14'4" x 9'11" (4.37 x 3.02m)
- Bedroom 4:** 12'0" x 9'0" (3.67 x 2.75m)
- En-suite:** Attached to Bedroom 4.

A map of the Catsfield area in Virginia. The map shows a network of roads including B220A, Powdermill Ln, and Church Rd. A red pin is placed on B220A, indicating the location of the VDOT office. The Catsfield Stream is also visible. The map is credited to Google and has a copyright notice for 2025.

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

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