



Caldbec Hill, Battle, TN33

Offers In Excess Of £600,000

 3  1  1  1281 sq ft





Explore this Arts and Crafts-style house. This property offers original character, dual-aspect rooms, a garage, landscaped gardens, a fully fitted kitchen, separate utility room, and a spacious living room and second reception room.



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Key Features

- Elevated position with picturesque views towards Battle Abbey
- Original Arts and Crafts character features throughout
- Dual-aspect reception rooms and bedrooms filled with natural light
- Detached garage
- Landscaped front and rear gardens with mature trees and plants
- Recently refurbished studio/office room with garden access
- Spacious dining room with log burner
- Modern kitchen with solid wood work surfaces and ceramic double sink
- Elegant master bedroom with built-in wardrobe and townscape views
- Family bathroom with tongue-and-groove panel enclosed bath and electric shower





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Explore this Arts and Crafts-style house. This property offers original character, dual-aspect rooms, a garage, landscaped gardens, a fully fitted kitchen, separate utility room, and a spacious living room and second reception room.

This distinguished detached house, built in the 1920s, is located on Caldbec Hill, one of Battle's most desirable areas. The property embodies the Arts and Crafts style, retaining much of its original character, including charming doors and built-in storage. The home has been improved by the current owner, featuring dual-aspect rooms that fill the space with natural light. The house sits on an elevated plot, providing picturesque townscape views towards Battle Abbey. The property includes a detached garage for off-road parking.

Ground Floor:

Upon entry, the spacious entrance hallway features a solid wood single-glazed window, radiator, exposed solid wood flooring, and an understairs storage cupboard, leading to the primary living areas.

The living room boasts dual-aspect solid wooden single-glazed windows, a feature fireplace, exposed wood flooring, two radiators, and an opening to the second reception room.

The refurbished studio/office room offers full-length solid wood windows to the side, solid wood flooring, and access to the rear garden.

The second reception room includes solid wood double doors with windows to the rear garden, a radiator, and solid wood flooring, connecting back to the hallway.

The dining room features a solid wood window, radiator, built-in storage, exposed wood flooring, and a fireplace with a gas stove, leading into the kitchen.

The kitchen is equipped with three solid wood windows, vinyl tiled flooring, base-mounted units, solid wood work surfaces, a ceramic double sink, and a range-style cooker and dishwasher, adjacent to the utility room.

The utility room, designed like the sunroom, has single-glazed windows along the side, a door to the exterior, and a wall-mounted boiler, with ample space for white goods.

The cloakroom W/C comprises an opaque solid wood window, radiator, tiled walls, a wash hand basin, and tiled flooring.

First Floor:

Stairs lead to the first floor, showcasing exposed solid wood flooring, a radiator, built-in storage, and a heated towel rail.

The master bedroom is a dual-aspect room with solid wood windows, a built-in wardrobe, two radiators, and views towards Battle Abbey.

Bedroom Two overlooks the rear garden through a solid wood window and features floor-to-ceiling wardrobes and a radiator.

Bedroom Three, with a front-facing solid wood window, includes a built-in wardrobe and engineered wood flooring.

The family bathroom offers a double-glazed window, chrome towel rail, pedestal sink, part-tiled walls, and a panel-enclosed bath with a shower.

The cloakroom W/C features an opaque window, wash hand basin, low-level W/C, and vinyl flooring

Outside:

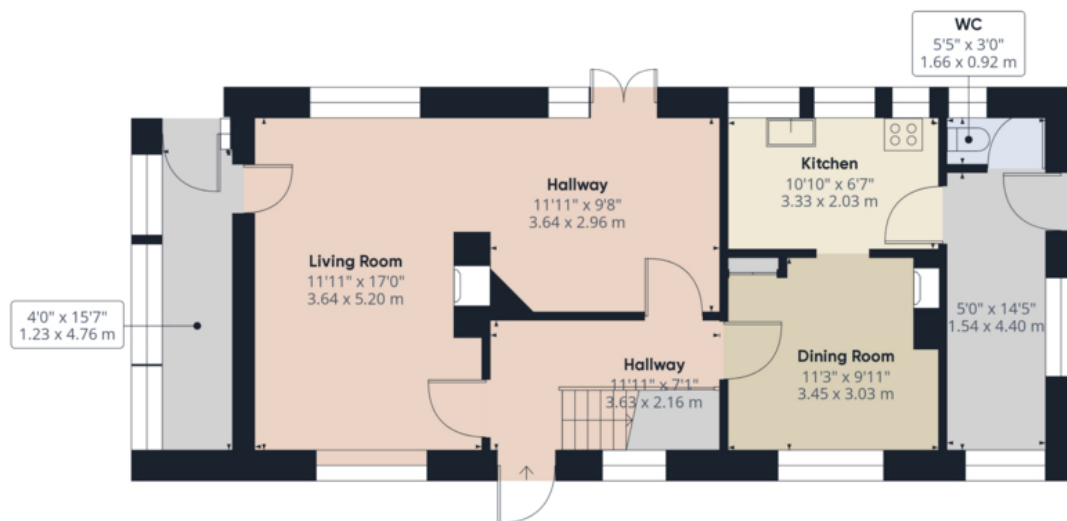
The gardens wrap around the property from front to back, with the front of the property featuring a large lawn surrounded by beautifully landscaped areas of pathway, paving, and mature borders creating privacy.

Wrought iron security gates separate access to the rear via pathways on either side. The rear garden is a particular feature, enjoying a brick-paved walkway that leads to areas of Indian sandstone paving, a sleeper-enclosed patio, a large lawn, and is enclosed with various

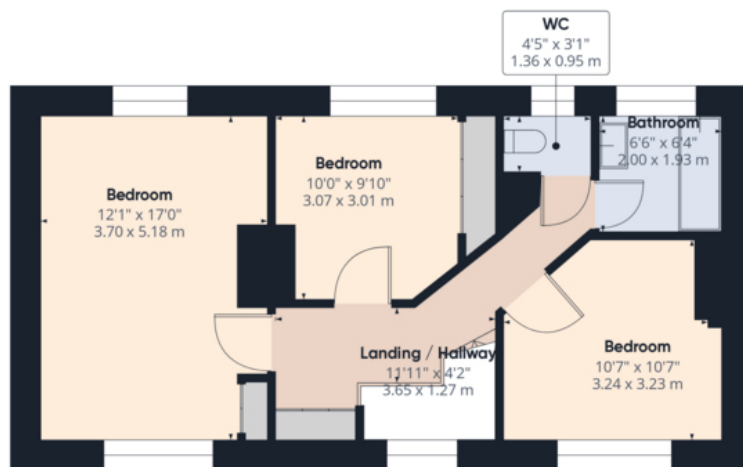




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Floor 0



Floor 1

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Approximate total area⁽¹⁾

1281.14 ft²

119.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Tenure Type: Freehold
Council Tax Band:
Council Authority: