



Nightingale Close, Battle, TN33

£635,000

 4  2  6  1590 sq ft





Explore this standalone former show home featuring a main ensuite bedroom and panoramic views. Enjoy a newly fitted kitchen with quartz countertops and AEG appliances, a stylish bathroom, oak flooring, terrace, garden, summer house, garage, and driveway.



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Key Features

- **Main Bedroom with Panoramic Views:** Enjoy stunning rear views from the ensuite main bedroom, complete with mirrored wardrobes for a spacious feel.
- **Newly Fitted Kitchen with Quartz Countertops:** The stylish kitchen features premium quartz worktops, a butler's sink, and high-end AEG appliances, ensuring quality and elegance.
- **Engineered Oak Flooring:** Oak flooring flows seamlessly from the kitchen to the dining area, adding warmth and durability throughout.
- **Four Spacious Bedrooms:** Ample space for family or guests, with each bedroom thoughtfully designed, including additional storage and charming views.
- **Stylish Family Bathroom & Ensuite:** Beautifully appointed family bathroom with quality tiling, a bath, and shower fittings, plus a sleek ensuite in the main bedroom.
- **Bright Dining Area Opening to Terrace:** Natural light floods the dining area with patio doors leading to an outdoor terrace, perfect for entertaining.
- **Separate Living Room:** Accessible through double doors, the spacious living room provides a comfortable, private retreat.
- **Well-Equipped Utility Room:** Extra storage, a large work surface, and dedicated space for white goods simplify household tasks.
- **Expansive Outdoor Space with Summer House:** A spacious patio, extensive lawn, and summer house enhance the garden, creating a versatile area for relaxation and activities.
- **Garage and Private Driveway:** A practical and convenient feature offering ample parking and storage, ideal for busy family life.





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Adjacent to the reception hall is the reading room, which features double-glazed windows with views towards the front of the estate. This room connects directly to the sitting room, a dual-aspect space with access to the rear gardens through double-glazed French doors and additional windows facing the front garden, creating a light-filled environment.

The kitchen, located next to the reception hall, is equipped with modern units, a central island, and a breakfast bar. It enjoys views over both the front and rear gardens, ensuring a bright start to the day. The music room provides additional space with front-facing views, ideal for relaxation or less formal dining. The formal dining room is large and dual aspect, with views to the front and rear gardens. It leads into the drawing anteroom, which also views the front and rear gardens, allowing guests to move effortlessly between dining and quiet sitting areas. The boot room has fitted cupboards and appliances, and a door that opens out to a patio area overlooking the rear garden, enhancing its appeal as a relaxed space for enjoying the gardens tranquillity.

The lower ground floor provides two large rooms currently being used as home offices, which can easily be used for alternative entertainment or cinema viewing. The bedroom accommodations begin on the first floor, where the master suite features windows with panoramic triple-aspect views, a dressing room and a large ensuite bathroom with separate shower. The second bedroom also includes an ensuite. There are five further bedrooms on this level, served by a family bathroom as well as a separate family shower room, ensuring ample facilities for family and guests alike.

Externally, the property boasts south facing manicured gardens with mature hedging and diverse plantings, extensive lawns and a variety of trees and shrubs. There is a walled rose garden with seating areas. The rear garden, in particular, offers space and potential for a swimming pool and tennis court (subject to planning). There is a large koi pond with a stream, a waterfall and terrace, and large outbuildings. This residence combines practical living with potential for still further enhancement. The proximity to Battle and Robertsbridge stations underlines its appeal for commuters to London, making it a well-situated family home with significant growth potential.



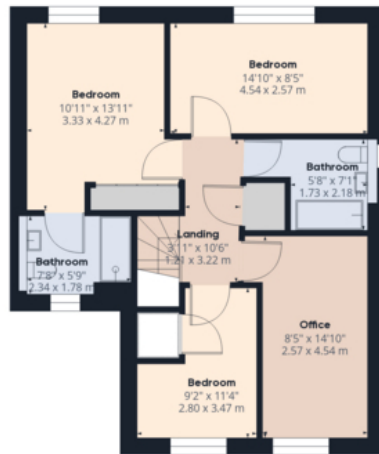




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Floor 0



Floor 1



Approximate total area¹⁾
1590.14 ft²
147.73 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: F
Council Authority: