



Whatlington Road, Battle, TN33

Offers Over £900,000

 6  4  2 ac  3457 sq ft





Nestled on one of Battle's premier roads, this stunning double-fronted country home sits within 2 acres of landscaped gardens. Accessed via a tree-lined driveway and private electric gates, it offers security and privacy. With 6 bedrooms, and 7 reception rooms it perfectly blends comfort & space.



Key Features

- Detached country home in an idyllic setting
- Electric gates with private access and extensive parking areas
- 3,457sq ft home offering versatile living space
- 6 bedrooms including large master suite
- 7 reception rooms including home offices
- 2 acres of land with outbuildings
- Spectacular views and only a 5-minute drive to mainline train stations
- Area of Outstanding Natural Beauty
- Could suit multigenerational living
- South facing gardens with a large and well-stocked koi and goldfish pond









Nestled on one of Battle's premier roads, viewing is essential for this beautiful double-fronted country home set within three acres of landscaped gardens. Approached from the tree-lined driveway to large private electric gates this property gives a sense of security and safety. Featuring six bedrooms, two of which are ensuite bedroom suites, and seven generously sized reception rooms, it offers the perfect blend of privacy, comfort and space.

Internally, the property is neutrally decorated to a good standard throughout and is light and spacious, making it a dream home to suit your family and lifestyle. The basement is a particularly nice feature, and is currently being used as home office space, providing a seamless balance between work and leisure. This could easily become a home gym, play room for the children, or teenage snug. The property has the luxury of space which can adapt as your family grows and their needs change. It is ideal for entertaining, and the centrally-located large kitchen is a dream for cooking making it the heart of the home.

Externally, the well maintained south facing garden provides a private oasis for relaxing and outdoor entertainment, featuring a lovely patio by the large and well stocked koi and fish pond with a stream trickling into it. There is a manicured walled rose garden with established rose bushes offering a perfect spot for quiet reflection or some yoga, along with terraced lawns for playing sports with the children, or hosting events in the summer time. There are many formal flowerbeds featuring a variety of well-established trees and shrubs

The grounds provide significant potential to craft it to suit your lifestyle, such as for equestrian use, by adding stables or paddocks, or for developing leisure features such as a swimming pool or tennis court (previously granted). There are two generously sized outbuildings, as well as active permission for a triple bay garage with a one-bedroom apartment above which could provide an income stream if desired.

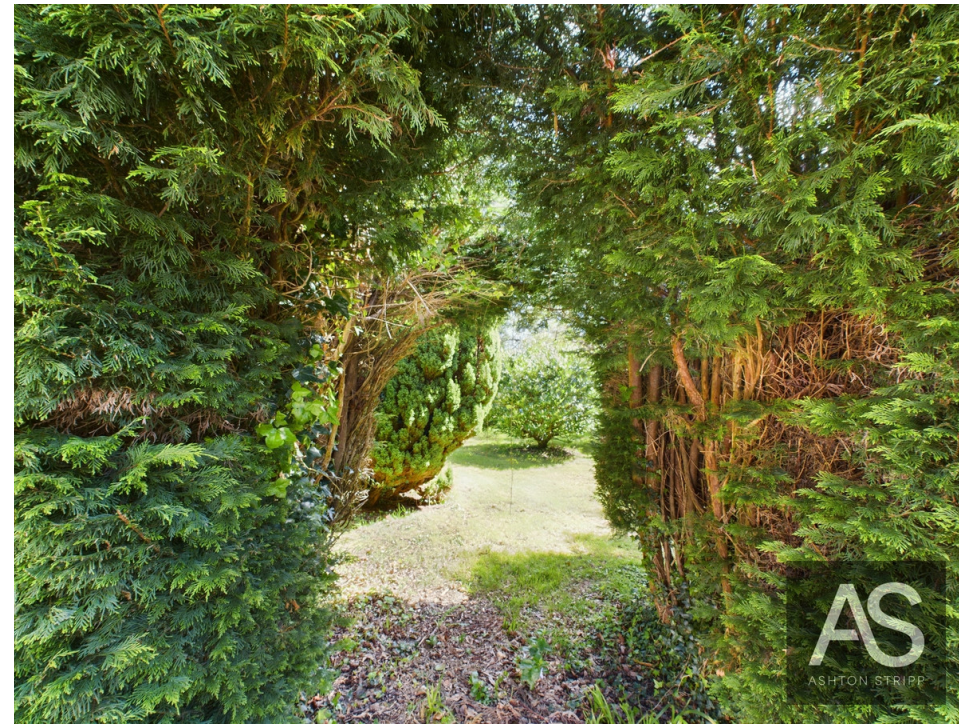
Situated within its own 2 acres and backing onto open farmland whilst enjoying fabulous far-reaching views, this country residence is only a short drive away from Battle with its mainline train station for London, making it ideal for London commuters.

The towns of Tunbridge Wells, Hastings, Eastbourne and Brighton are also within convenient driving distance. Depending upon education requirements, there are numerous reputable schools to choose from, including Battle Abbey, Bede's, Vinehall and Eastbourne College to name but a few locally. There are numerous golf courses, as well as bridleways, rural walks, and sailing on the coast for leisure pursuits.

This property is full of further possibilities. Whether it's enhancing the existing structure, adding luxury features, utilising the expansive grounds, or setting up a home business such as a B&B, there are endless opportunities to add value and personalise the space. The size and layout also make it suitable for multi-generational living, with the flexibility to adapt to various family needs.

This property is more than just a home; it's an investment in a lifestyle. Buyers can unlock their dreams in its full potential, transforming the estate into a bespoke residence. This is a rare chance to own something truly exceptional.









Tenure Type: Freehold
Council Tax Band:
Council Authority: