



Wellington Gardens, Battle, TN33

£425,000

 4  2  1182 sq ft





A charming and spacious 4-bedroom family home, built in 1921, offering a blend of period features and modern amenities. With a garden, driveway for three cars, and located in a central Battle setting, this property is perfect for families looking to upsize.



Key Features

- Charming 4-bedroom family home built in 1921
- Spacious living room with working fireplace and laminate flooring
- Modern kitchen with range cooker, white cabinets, integrated dishwasher and garden access
- Utility area with sink, worktop, space for white goods, and cloakroom
- Main bedroom with original fireplace and large window with front aspect views
- Two additional double bedrooms, one with front aspect with views and original fireplace, and one with rear aspect
- Family bathroom with bath, shower attachments, and Velux window
- Garden with terrace, laid lawn, patio and 2 sheds
- Driveway with space for three cars
- Ideal for families looking to upsize in a central location that is walking distance to schools, shops and the train station









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.

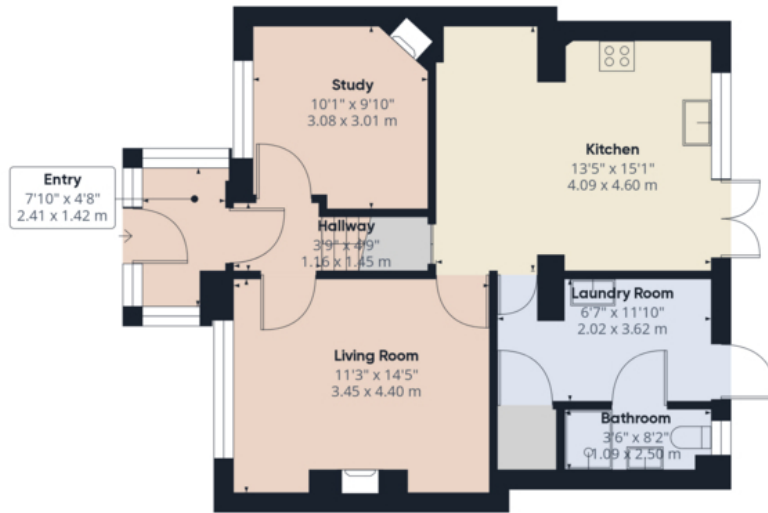


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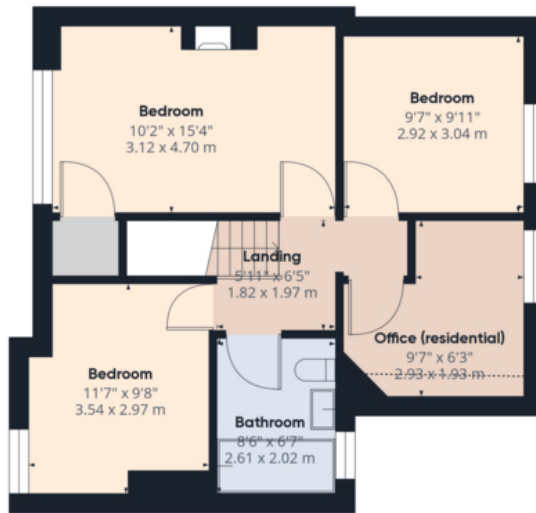
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Floor 0



Floor 1



Approximate total area[®]

1182.95 ft²
109.9 m²

Reduced headroom

113.99 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| 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 |

77 87

Tenure Type: Freehold
Council Tax Band:
Council Authority:

