



**PAUL STRIPP**  
ESTATE AGENT PERSONAL SERVICE  
EASY TO DO IT

Isherwood, Battle, TN33  
£950,000

 5  3  2  2288 sq ft







Elegant 5-bed home on private road, offering stunning views of Beech Estate. Features grand entrance, luxury kitchen, spacious living areas, master ensuite, and double garage. Set in beautifully landscaped gardens, under 0.5 acres. Chain free.





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# Key Features

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- Premier location on a private road
- Five generous bedrooms, two with ensembles
- Expansive living room with feature fireplace
- Elegant dining room with stunning garden views
- Fully equipped kitchen with integral dishwasher
- Cosy breakfast room with terrace access
- Functional utility room off the kitchen
- Well-positioned office overlooking the drive
- Double garage and spacious driveway
- Meticulously maintained gardens, just under 1/2 acre







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L017 530024







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Stunning Period Residence on a Private Road, Enviously Positioned with Views Over The Beech Estate

A rare opportunity to acquire this exquisite property, set in a premier and highly sought-after location. Positioned majestically on a private road, with breath-taking views across a lush countryside estate, this splendid five-bedroom home presents an air of grandeur and charm, with an emphasis on seamless luxury living.

A grand entrance hallway greets you, offering ample storage within a convenient under-stairs cupboard. Radiating warmth and comfort, a cloakroom equipped with a w/c and sink, and a tasteful window to front aspect complete the welcoming entrance.

Step into an invitingly cosy dining room boasting stunning views over the terrace and manicured gardens. Its elegant wall panelling, ornate coving, and a comforting radiator further enhance the room's character.

The kitchen is a chef's delight with an abundance of fitted wooden units, a large cooker, and integral dishwasher, whilst a perfectly placed window offers views of the front aspect. A spacious area for dining further complements the kitchen, creating a hub for the family to gather.

Adjacent to the kitchen lies a practical breakfast room, featuring patio doors that open onto a terrace, presenting an idyllic backdrop of the rear gardens and the verdant Beech Estate. A utility room, conveniently located off the kitchen, provides further practicality with plumbing for white goods, boiler housing, a stainless steel sink, and a stable door window overlooking the rear garden.

The expansive living room offers a sophisticated setting, accentuated by a feature fireplace and doors that lead to the terrace. Bask in the tranquillity of the gardens and the Beech Estate as seen from the side window, beautifully framed by the ornate coving.

To the front aspect of the house is a sizeable office, featuring a radiator and attractive coving, perfect for those needing a professional space within the comfort of their own home.

Ascend to the first floor via a spacious landing, leading you to a selection of well-proportioned bedrooms. The master suite offers stunning rear views, built-in storage, and a luxurious en-suite bathroom. The en-suite benefits from a walk-in shower, a window overlooking the rear gardens, and is fully tiled for a sleek finish. The family bathroom, and an additional four bedrooms - two of which feature en-suites - complete this floor's generous accommodation.

The exterior does not disappoint, featuring a large terrace area with breathtaking views over the manicured lawns. The meticulously maintained gardens, extending to just under half an acre, are enhanced by an array of mature shrubs and borders. Enjoy uninterrupted views of the Beech Estate as you traverse the rolling lawns.

The property is complete with a spacious driveway leading to a double garage, and immaculately presented lawn areas at the front, punctuated with borders and shrubs.

Location

Conveniently situated within walking distance of local schools and amenities, this location offers the best of both worlds - the peace and tranquillity of country living with the conveniences of the nearby town.

Battle, located in East Sussex, is a vibrant and historical town, best known for the famous Battle of Hastings in 1066. It's a blend of rich history and contemporary living with its charming boutiques, top-rated schools and array of amenities, making it a perfect locale for families.

Seize the opportunity to acquire a home of exceptional character and charm, a place where luxury and comfort reside in harmony. Viewing is highly recommended to fully appreciate the remarkable quality and setting of this stunning home.

Water purifier

Association that protects road £400 annual charge





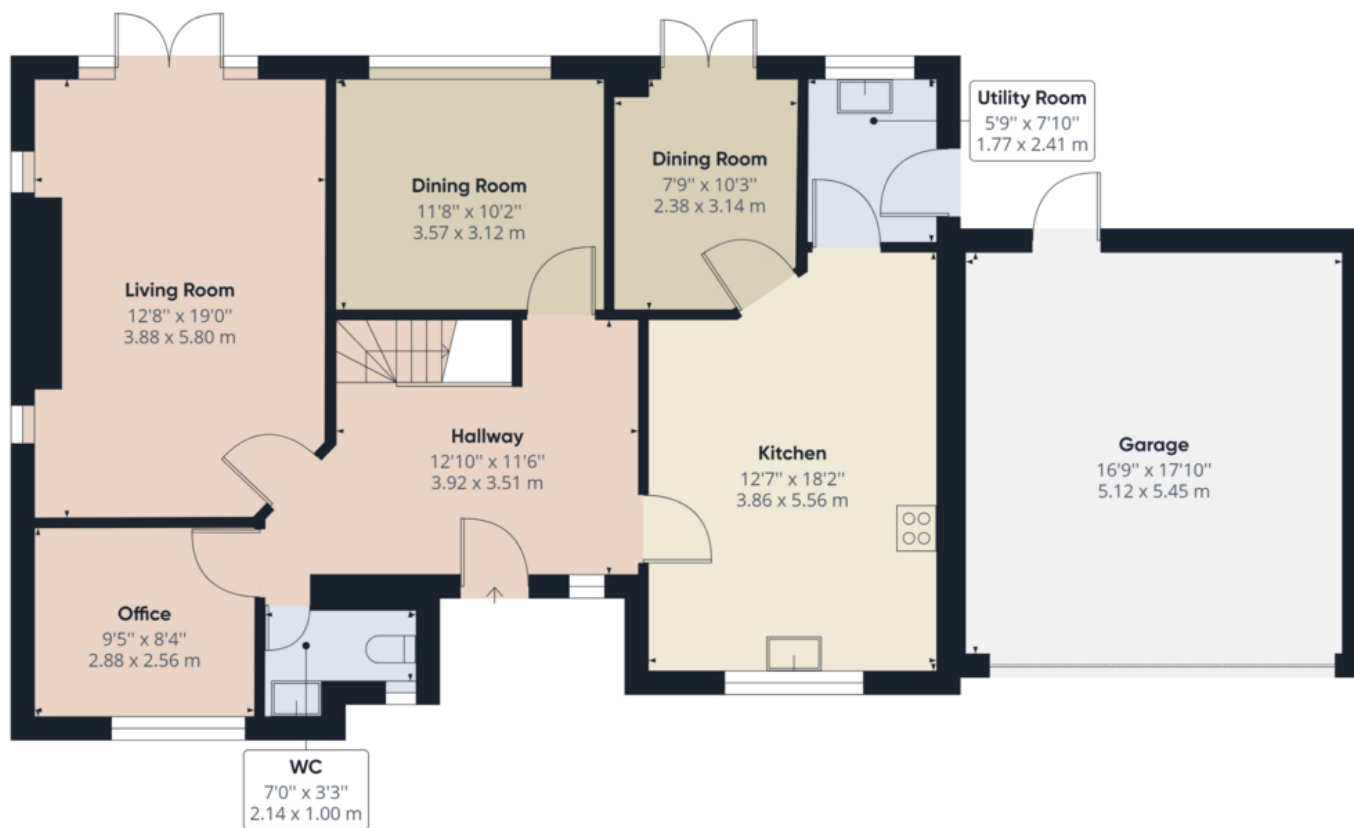








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Floor 0

**Approximate total area<sup>(1)</sup>**  
1293.29 ft<sup>2</sup>  
120.15 m<sup>2</sup>

(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:** G  
**Council Authority:**

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