



High Street, Battle, TN33

£995,000

 6  2  4  2757 sq ft





Located on the High Street with Abbey Green views, this unique property blends historic character with modern comforts. Featuring original beams, multiple suites, a conservatory, secluded courtyard, and pool, it's perfect for family life and entertaining



AS
ASHTON STRIPP

Key Features

- Unique Abbey Green views from the spacious living room
- Historic features, including original beams and panelled walls
- Two bedroom suites with ensuites and built-in storage
- Large conservatory with exposed brick and garden access
- Dining room with custom alcove storage and log burner potential
- Secluded courtyard with a terrace, shed/bar, and outdoor WC
- Private swimming pool with “secret garden” area.
- Convenient garage and three additional parking spaces
- Expansive kitchen with breakfast bar and granite counters
- Located in the heart of town with a rich historical character





AS
ASHTON STRIPP



Inside

Entrance and Reception Areas: The lobby features sash windows and a cloakroom with WC and sink, leading to an interior stairwell and a dining room/snug with panelled walls and exposed beams. A secondary front porch leads directly to the High Street, with a cellar nearby.

Living Room: Spacious with an original log burner, large sash window overlooking Abbey Green, and traditional panelled walls.

Dining Room & Snug: The dining room flows into the conservatory and features three hand-crafted alcoves with fitted storage. The snug includes a large inglenook fireplace with brick surround and wooden mantel.

Kitchen: Equipped with cream and purple cabinetry, a black granite countertop, integrated fridge and dishwasher, range cooker space, and a breakfast bar. Windows face the peaceful courtyard.

Utility Room: Adjacent to the kitchen with courtyard access, providing ample additional storage and utility space.

Conservatory: Expansive, with an exposed brick wall and doors leading to the south-facing garden and courtyard.

Upstairs

First Floor Landing: Spacious and panelled, leading to the bedrooms.

Bedroom Suites:

Primary suite: Large double with ensuite featuring a walk-in shower, bath, stainless steel towel radiator, WC, and sink, plus a Juliet balcony with garden views.

Second suite: Good-sized double with ensuite shower, WC, sink, and street-facing window seat.

Additional bedroom: Front-facing with feature fireplace and large sash window.

Attic: Includes two additional bedrooms (one double, one single), with WC and Velux window.

Outside

Courtyard Terrace: Enclosed area with a WC, shed/bar, additional outdoor WC, and a swimming pool with a private "secret garden" area.

Parking: Garage with three additional parking spaces.

Utilities and Maintenance

Central heating, mains drainage.

Location

Positioned on the High Street, this home is surrounded by historic charm, close to Abbey Green, and conveniently located near shops and local amenities.









Approximate total area⁽¹⁾

2757.5 ft²256.18 m²

Reduced headroom

82.06 ft²7.62 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

Tenure Type: Freehold
Council Tax Band:
Council Authority: