

High Street, Battle, TN33 £995,000













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



## 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







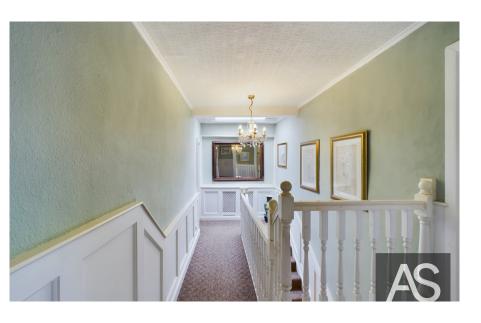














## Inside

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.

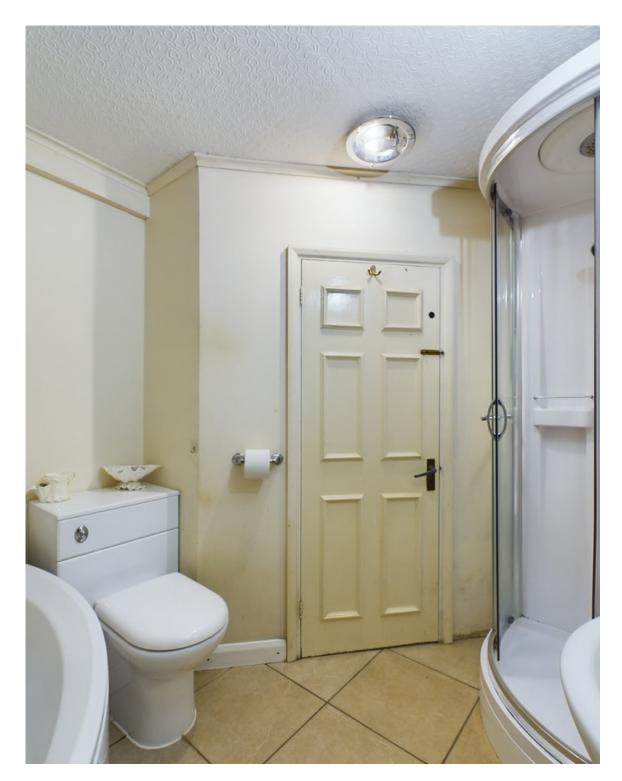
Parking: Garage with three additional parking spaces.

Utilities and Maintenance

Central heating, mains drainage.

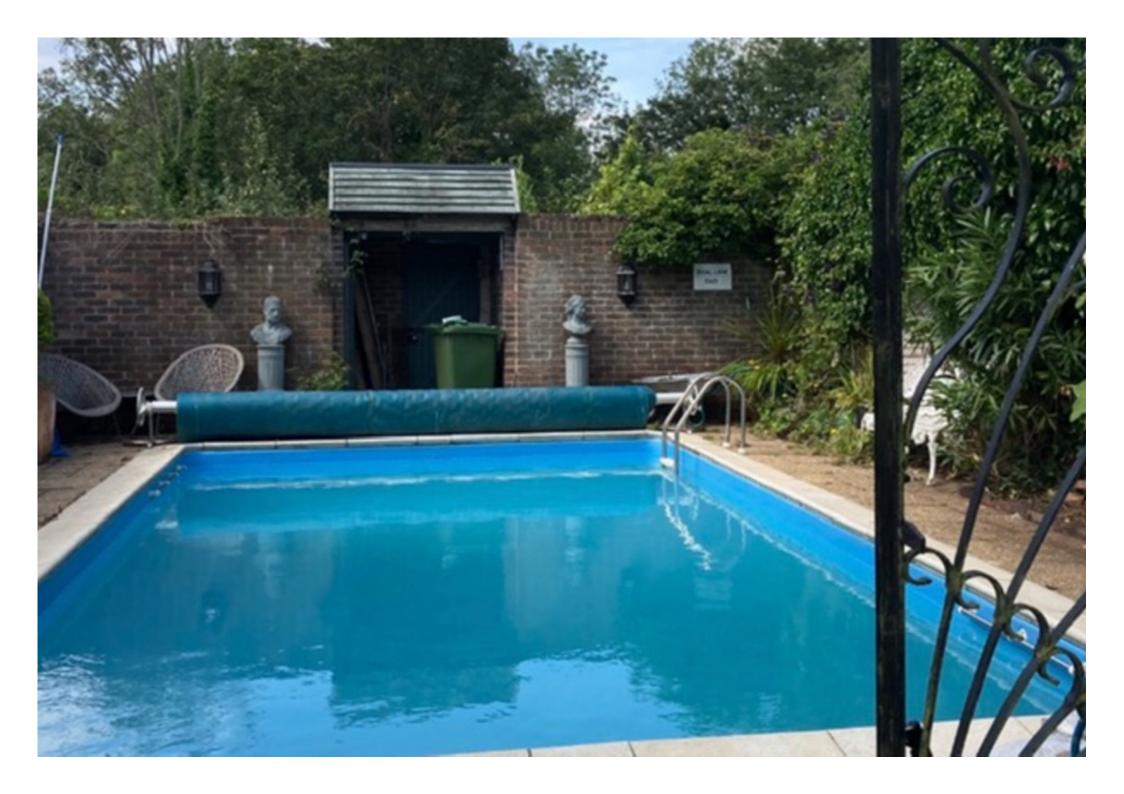
## Location

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











Tenure Type: Freehold Council Tax Band: Council Authority:

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