



Marley Lane, Battle, TN33

£450,000

 3  1  1

Ashton Stripp

ashtonstripp.com | 01424 772954

AS
ASHTON STRIPP



A charming 1920s detached home with versatile 3/4-bedroom accommodation, spacious light-filled rooms with two log burners. With ample parking, a brick outbuilding, and a private garden. Walking distance to the train station and local amenities.

A large gravel driveway with space for several vehicles.

A brick-built outbuilding (23'6" x 10'1") with bi-fold doors, power, and light, offering potential for a home office, studio, or additional accommodation (subject to necessary consents).

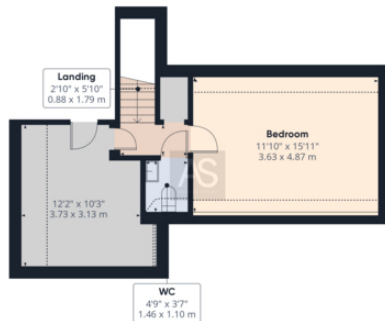
A front garden with a feature pond, screened by mature trees and shrubs.

A secluded rear garden, predominantly decked and fully enclosed, perfect for low-maintenance outdoor living.

Situated in a sought-after location, this property provides a unique opportunity to own a characterful family home with scope to tailor it further to your needs.



- 1920s Detached Family Home: Extended and improved over the years, offering versatile accommodation.
- Spacious and Light-Filled Living Areas: High ceilings and large windows typical of the 1920s era.
- Flexible Layout: Configured as a 3/4-bedroom property with a ground-floor bedroom doubling as a snug or second reception room with a log burner.
- Modern Kitchen: Featuring granite worktops, a Britannia range cooker with a six-ring gas hob, and space for an American-style fridge/freezer.
- First-Floor Views: The main bedroom offers scenic views over Battle Great Woods.
- Large Brick Outbuilding: Substantial 23'6" x 10'1" space with bi-fold doors, power, and light, ideal for a home office, studio, or additional accommodation (subject to consents).
- Ample Parking: Gravelled parking area and driveway suitable for multiple vehicles.
- Manageable Garden: Private rear garden with decking, perfect for low-maintenance outdoor living.
- Convenient Location: Elevated position on Marley Lane with good access to local amenities and transport links.
- Potential to Enhance: Offers opportunities to further personalize or expand to suit family needs.



Approximate total area*

1419.31 ft²
131.86 m²

Reduced headroom

91.25 ft²
8.48 m²

(1) Excluding balconies and terraces

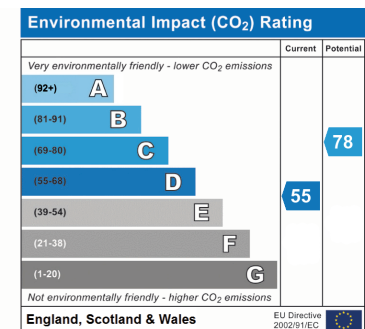
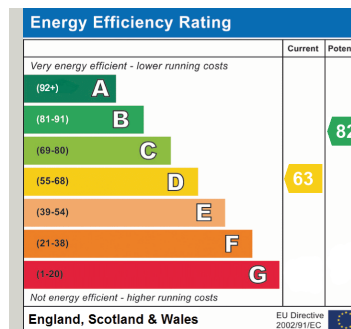
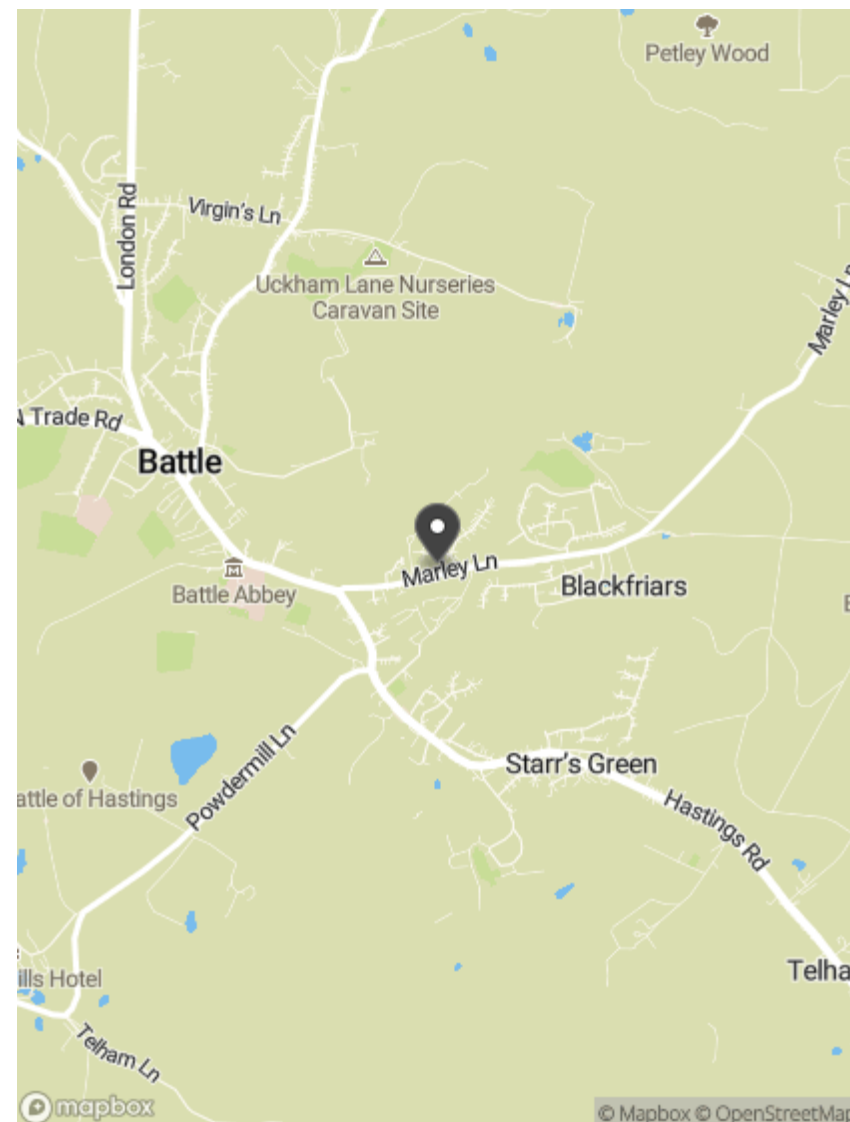
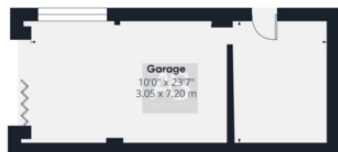
Reduced headroom

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



AS

ASHTON STRIPP

Ashton Stripp

33 High Street, Battle, TN33 0AE

ashtonstripp.com | 01424 772954