



The Coppice, Battle, TN33

Guide price £550,000 - £565,000

4 2





CHAIN FREE! This well-designed home with a garage and driveway boasts four bedrooms, bathroom and ensuite, a versatile layout ideal for entertaining, and a private garden with direct access to Battle Great Woods. Cosy living spaces, and a location perfect for families.



Key Features

- Four Spacious Bedrooms – Offers flexibility for families or home office space, including a master with en-suite and built-in wardrobe
- Direct Access to Battle Great Woods – Enjoy nature walks and outdoor adventures right from your private garden
- Charming Kitchen with Character – Features polished wooden worktops, a butler's sink, space for a range cooker, and a bright breakfast area
- Spacious Living Room with Log Burner – Perfect for relaxing evenings, with a bay window and seat overlooking the front
- Private Rear Garden with Terrace – Includes a handmade pizza oven, laid lawn, and sheds, ideal for entertaining or family activities
- Family-Friendly Location – Close to schools, Battle Station, and countryside views, offering convenience and tranquility
- Garage with Power – Provides extra storage or potential workshop space, directly accessible from the kitchen
- Welcoming Hallway with Practical Features – Large red tile flooring, under-stairs storage, and a cloakroom for everyday convenience
- Ample Parking and Stunning Views – Driveway parking at the front and countryside views from key rooms, adding to its appeal
- Versatile Entertaining Layout – Seamless flow between living, dining, and kitchen spaces with the option to create cosy, intimate areas





AS
ASHTON STRIPP



CHAIN FREE! This well-designed home with a garage and driveway boasts four bedrooms, bathroom and ensuite, a versatile layout ideal for entertaining, and a private garden with direct access to Battle Great Woods. Cosy living spaces, and a location perfect for families.

Guide price £550,000 - £565,000

This charming home offers a welcoming hallway with large red tile flooring, under-stairs storage, and a radiator. A downstairs cloakroom provides a WC, sink, circular window, and radiator.

The living room features oak wooden flooring, a quality Dutch wood burner, and a bay window with a seat overlooking the road. Double doors lead into the dining room, where the same oak wooden flooring continues and patio doors open to the garden.

The kitchen boasts a range of wooden doors and drawers, polished wooden worktops, a butler's sink and a range cooker. There is space for a washing machine, and dishwasher, with red tile flooring and two inset roof lights adding character and light. It also offers space for a breakfast table and has a door leading to the garden.

A door from the kitchen provides access to the garage, which includes power.

Upstairs, the landing is brightened by a window and offers loft access. An airing cupboard houses the water tank and boiler.

The first bedroom is a small double with a rear aspect, a storage cupboard, a UPVC window, and a radiator. The second bedroom, also at the rear, is a double room with built-in storage units. The third bedroom, at the front, is a single room with stunning views, ideal as a nursery or office. The main bedroom, also at the front, benefits from the same incredible views and features a built-in wardrobe and an en-suite with a walk-in shower, sink, WC, and heated towel rail.

The family bathroom includes a tiled floor, bath, sink, WC, and a double-glazed window.

The layout of this home is ideal for entertaining, with the ability to close off the dining room, living room, and kitchen for a more intimate feel. The kitchen's breakfast area adds to the practicality and social appeal.

Outside, there is a driveway at the front for convenient parking. The rear garden features a terrace, laid lawn, handmade pizza oven, two sheds, and direct access to Battle Great Woods, making it the perfect space to enjoy nature and outdoor activities.



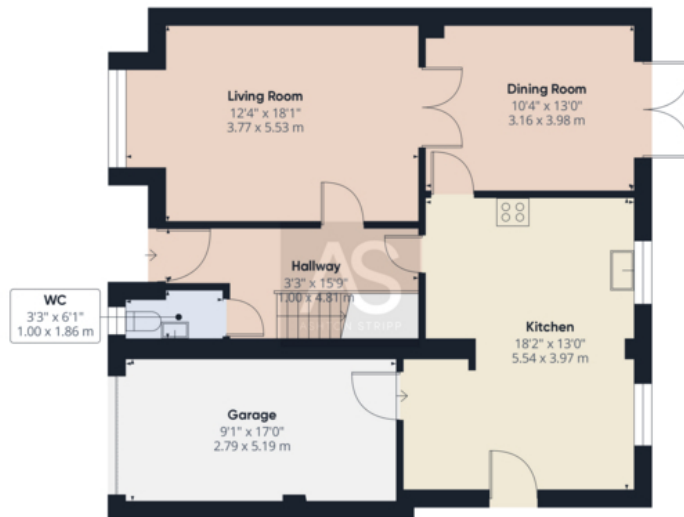


AS
ASHTON STRIPP

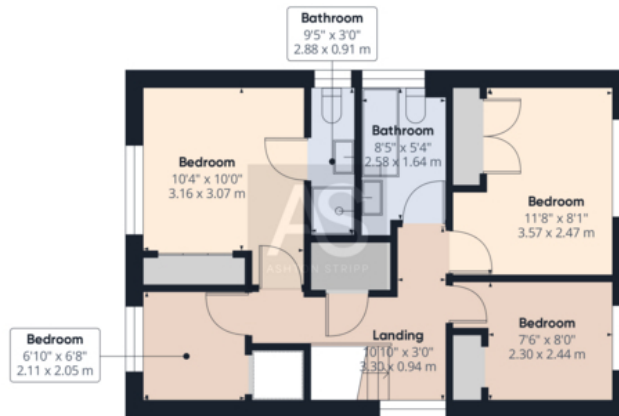
AS
ASHTON STRIPP



AS
ASHTON STRIPP



Floor 0



Floor 1



Approximate total area⁽¹⁾
1389.73 ft²
129.11 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Tenure Type: Freehold
Council Tax Band:
Council Authority: