



## The Coppice, Battle, TN33

**Offers In Excess Of £525,000**

 4  2

Ashton Stripp

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**AS**  
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This family-friendly four-bed home offers a garage, ensuite, and garden with private gate to Battle Great Woods. The thoughtful layout is ideal for entertaining and everyday comfort.

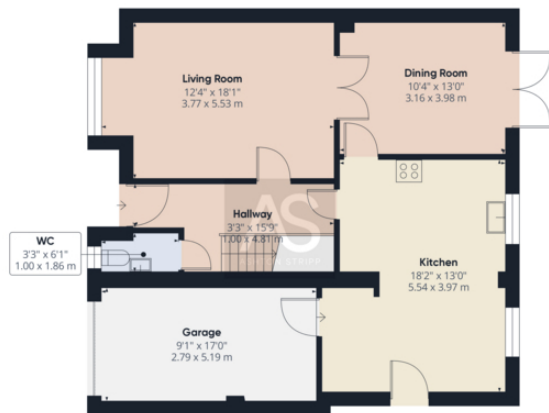




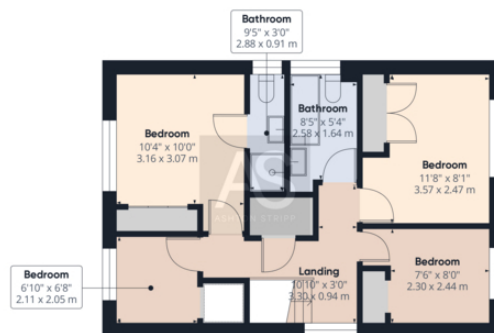
- Four Spacious Bedrooms – Offers flexibility for families or home office space, including a master with en-suite and built-in wardrobe
- Direct Access to Battle Great Woods – Enjoy nature walks and outdoor adventures right from your private garden
- Charming Kitchen with Character – Features polished 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







Floor 0



Floor 1



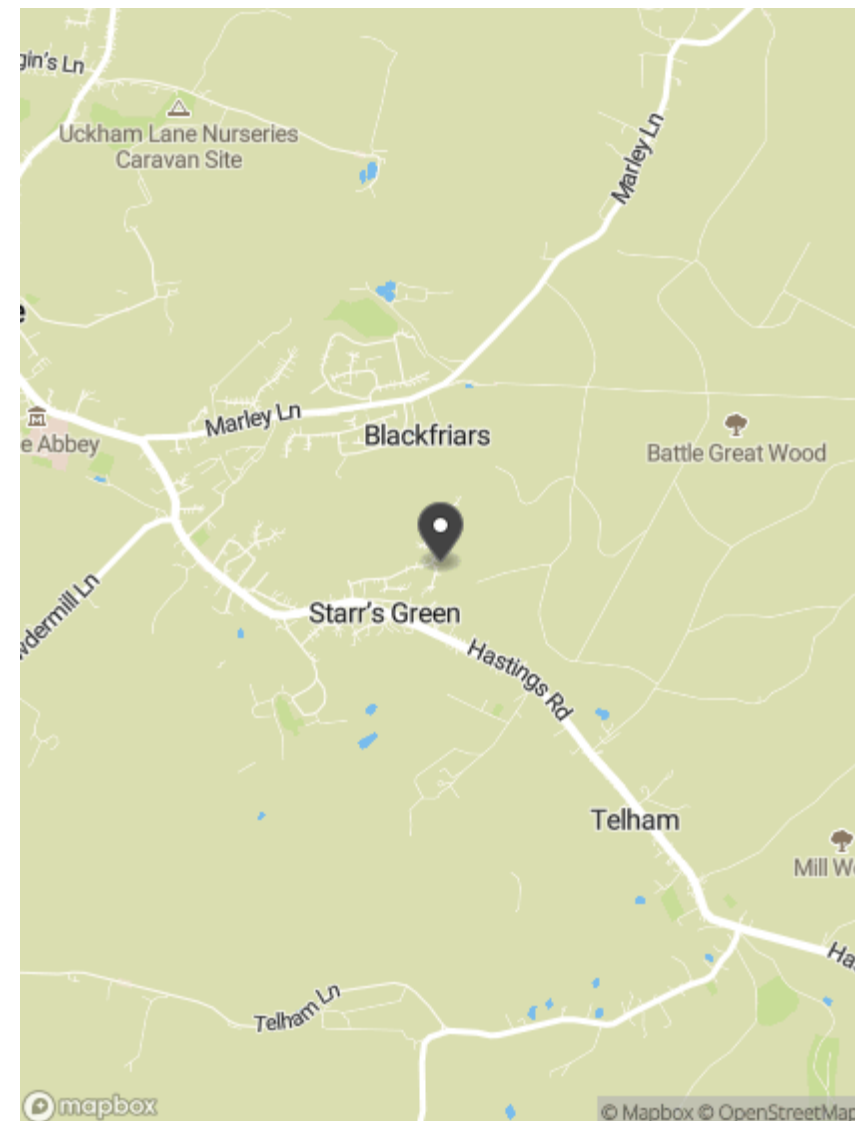
Approximate total area<sup>1)</sup>  
1389.73 ft<sup>2</sup>  
129.11 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



# AS

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	