



Frickley Lane, Battle, TN33

£625,000

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This spacious property offers a blend of traditional features and modern convenience, set in a peaceful location with practical amenities. The property includes a unique Shepard's hut, available for purchase by negotiation.



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# Key Features

- Versatile Living Spaces - Spacious living room with a cosy log burner and an extended dining area with terrace access.
- Three Double Bedrooms - Including a charming main bedroom with a feature fireplace and built-in storage.
- Unique Shepard's Hut - Available for purchase by negotiation, adding potential for guest accommodation or a home office
- Well-Equipped Kitchen - Featuring white units, integrated oven, breakfast bar, and garden access.
- Ample Parking and Double Garage - Large parking area at the front with additional storage sheds.
- Practical Boot Room/Porch - With plumbing for white goods and a connecting transom window to the kitchen.
- Two Bathrooms - Including a main bathroom with bath and a separate shower room with a walk-in shower.
- Attractive Outdoor Space - Including steps to Frickley Lane and direct access to the terrace from the dining area.
- Attractive Brick Features - Exposed brick walls and a brick surround log burner add character and charm to the property.







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This spacious property offers a blend of traditional features and modern convenience, set in a peaceful location with practical amenities. The property includes a unique Shepard's hut, available for purchase by negotiation.

Stepping into the hallway, the wood-effect laminate flooring creates a warm and inviting feel. A window at the end of the hall allows natural light to flood the space, and a convenient storage cupboard offers ample room for coats and household items. The hallway leads seamlessly into the living room, a cosy yet spacious area featuring a striking log burner with a brick surround. The adjoining dining area, part of an extension, boasts double-aspect windows and doors that open directly onto the terrace, creating a perfect indoor-outdoor flow. A radiator ensures comfort throughout the seasons.

The kitchen is well-equipped with a range of white units and drawers, a stainless steel sink, and space for a large fridge freezer. The tiled floor and part-tiled walls are both stylish and practical. An integrated oven, dishwasher, and a worktop with an additional breakfast bar area provide both functionality and comfort. The kitchen also features a door that opens to the garden, offering convenience for alfresco dining or enjoying morning coffee outdoors.

The main bathroom is thoughtfully designed, featuring a mix of wood-panelled and part-tiled walls. It includes a bath with shower attachments, a sink, and a WC. Two windows bring in plenty of light, and the tiled flooring is both attractive and durable. There is also a separate cloakroom with a WC and a window, adding extra convenience to the ground floor.

Heading upstairs in the property, the landing leads to three double bedrooms, each with its own distinct character. The double-aspect front bedroom includes a radiator and a stunning exposed brick wall with a wooden beam feature, adding a rustic charm. The main bedroom offers built-in storage cupboards, a feature fireplace, and loft access. The rear bedroom also provides a radiator, a window, and houses the fuse box.

The shower room on this floor is part-tiled and features a walk-in shower with an electric unit, a sink, a WC, and a stainless steel towel radiator. The vinyl flooring is practical and easy to maintain, and the shaving light adds a functional touch.

Externally, the property offers a variety of additional features. A Shepherd's hut is available by negotiation, providing a unique opportunity for guest accommodation or a home office. There are multiple storage sheds and a double garage, ensuring there is no shortage of space for tools, equipment, and vehicles.

The rear of the property includes steps leading down to Frickley Lane, with the access road owned by the Ashburnham Estate. The property is serviced by a shared septic tank with the neighboring property, enjoys mains water, and benefits from oil heating.

At the front of the property, a large parking area offers ample space for multiple vehicles, making this a practical choice for those with larger families or regular visitors. This delightful property combines character features with modern amenities, making it a versatile and welcoming home.

Council Tax Band D















**Tenure Type:**  
**Council Tax Band: D**  
**Council Authority:**