



Telham Lane, Battle, TN33

**£625,000**

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Ashton Stripp

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A rare opportunity to acquire a secluded holiday let set in approx. 11 acres (TBV) of private woodland. This off-grid, modern bungalow is not for residential use, but offers peace, privacy, and strong income potential just minutes from Battle.

A modern holiday let set in approximately 11 acres (TBV) of private woodland – non-residential use only. Owners can reside on the property for 56 days.

Set in a peaceful, off-road location just outside Battle, this secluded bungalow is currently run as a holiday let and offers a rare opportunity to acquire a fully off-grid retreat in a private woodland setting. Please note: the property is for holiday use only and cannot be used as a permanent residence.

Accessed via a long, gated driveway, the home sits in a clearing surrounded by approximately 11 acres of land (to be verified). The accommodation is finished to a high standard throughout, with bi-folding doors, vaulted ceilings with exposed beams, a wood-burning stove, and a bespoke fitted kitchen with solid oak worktops.

There are two bedrooms, a modern wet room with external access, and thoughtful touches throughout. Additional features include an outdoor fitted kitchen, plumbing for an exterior shower, full disabled access, a private borehole water supply, and a water treatment plant. A large parking area provides ample space for multiple vehicles.

The land is teeming with wildlife and a range of fruit and nut trees have recently been planted.

Despite its secluded feel, the property is within easy reach of local amenities in Battle, including shops, schools, and Battle mainline station with direct links to London.





- Holiday let only – not for residential use
- Approx. 11 acres (TBV) of private woodland
- Fully off-grid: borehole water supply and treatment plant
- Vaulted ceilings, bi-folding doors, and wood-burning stove
- Bespoke kitchen with oak worktops
- Outdoor kitchen and shower plumbing
- Generous gated driveway and parking area
- Convenient for Battle, schools, and mainline rail station
- Chain free







Floor 0 Building 1



Floor 0 Building 2



Approximate total area\*

814.72 ft<sup>2</sup>  
75.69 m<sup>2</sup>

Reduced headroom

17.57 ft<sup>2</sup>  
1.63 m<sup>2</sup>

(1) Excluding balconies and terraces

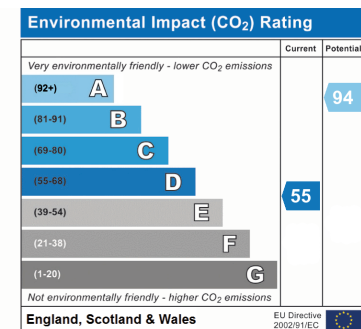
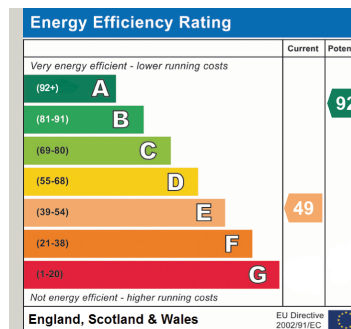
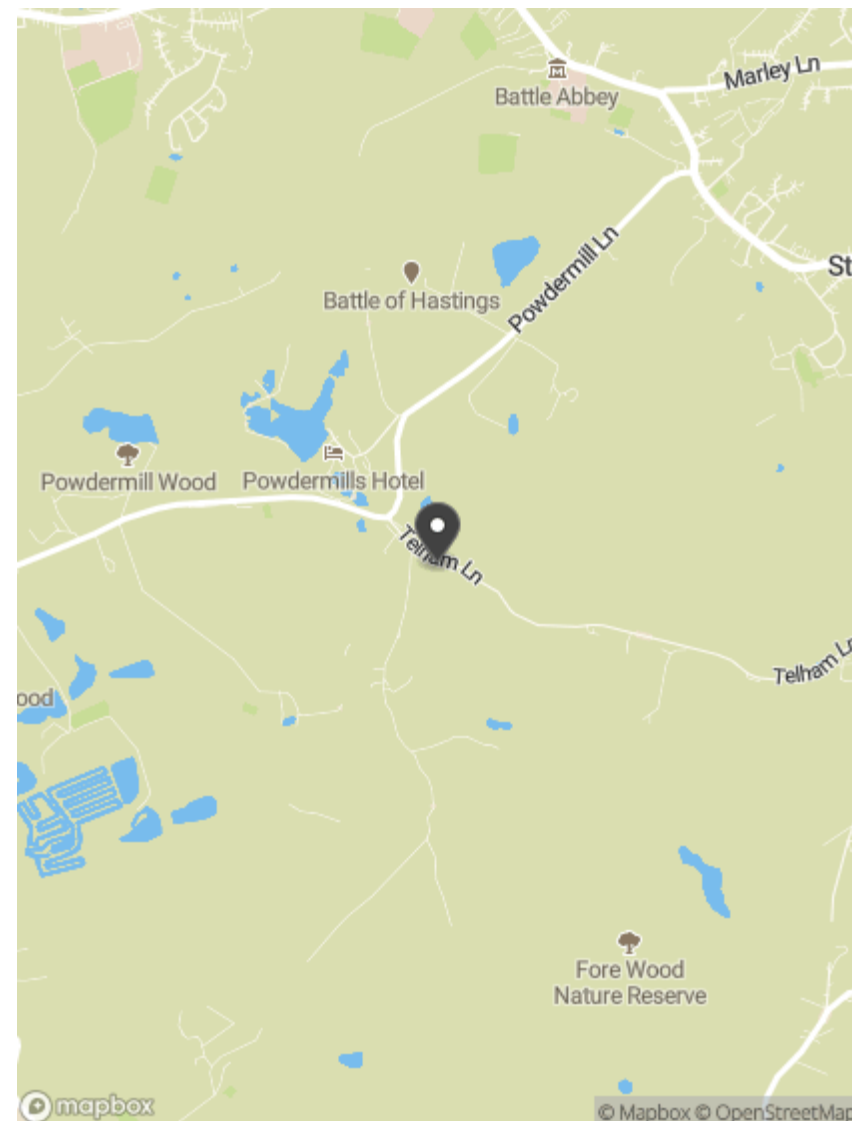
Reduced headroom

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.

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