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ASHTON STRIPP

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16 Bowmans Drive, Battle
£585,000



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Battle, Battle

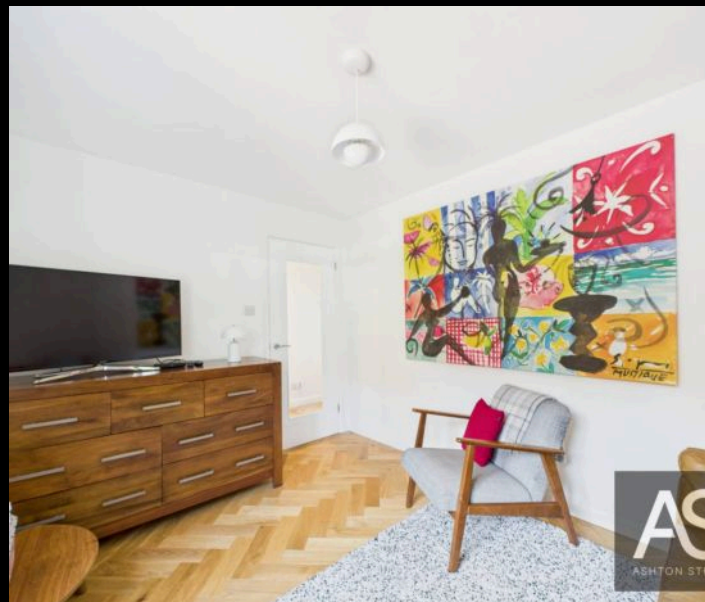
Council Tax band: G

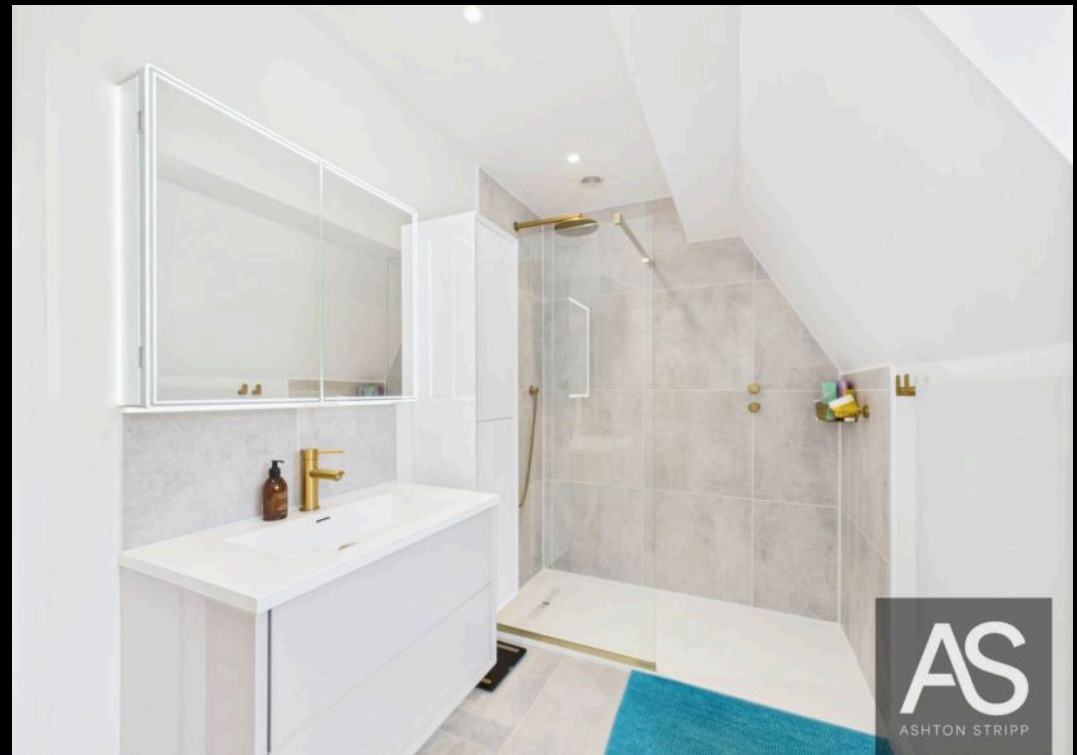
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Engineered oak flooring throughout much of the ground floor for a warm, flowing feel.
- Short walk to Battle High Street, schools, station, and scenic countryside walks.
- Versatile layout with multiple reception rooms, ideal for family life or home working.
- Working log burner for cosy winter evenings.
- Conservatory with new glazing, opening to decked terrace and garden.
- Master suite with Lusso Stone fittings, Villeroy & Boch tiles, and Herschel infrared heater.
- Stylish family bathroom with walk-in rain shower and Hansgrohe fittings.
- Large lawned garden with mature planting, new dog-proof fencing, and great sun.
- Double garage with electric doors, power, and storage, plus driveway parking.
- Nest-controlled gas central heating and kinetic exterior lighting.







OPEN HOME 23rd August 11am- 1pm Spacious 5-bed home in historic Battle, just a short walk to the High Street. Multiple reception rooms, modern bathrooms, large garden, double garage, and driveway parking. Close to schools, station, and scenic walks — perfect for family living. Step through the front door and you're welcomed by engineered oak flooring that runs seamlessly through the hallway, snug, and main living spaces. On the right, a stylish downstairs WC features a crisp white suite, gold-tone fixtures including a heated towel rail, and stone-tiled flooring. To the left, a useful cupboard provides storage for coats and shoes.

The kitchen sits to the left of the hallway, with cream wall and base units, a green laminate worktop, double oven, 4-ring gas hob, and space for a fridge freezer. The sink enjoys a view over the front garden, while a separate utility room offers a second sink, space for a washing machine and dishwasher, and a door to the back garden and side gate — ideal for busy households.

Opposite the kitchen is a flexible reception room with engineered oak flooring, perfect as a snug, teenage den, or home office. Beyond, the main living room is generous and welcoming, centred around a working log burner installed in 2024. Glazed doors lead to the conservatory, while another doorway opens to an additional office space.

The conservatory, with new glazing and laminate flooring, overlooks the garden and provides a bright spot to relax year-round. French doors open onto a decked entertaining area and the lawn beyond, with side access to a large double garage equipped with electric doors, power, and storage space.

Upstairs, a wide landing with cream carpets and a wooden-and-chrome balustrade leads to the bedrooms. The master suite sits at the rear with garden views, built-in storage, and an en-suite finished with Lusso Stone fittings, Villeroy & Boch tiles, and gold-tone fixtures. The walk-in shower has both rain and detachable heads, and a Herschel infrared heater adds extra comfort.

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- Versatile layout with multiple reception rooms, ideal for family life or home



The family bathroom is equally well-appointed, with stone marble-effect Villeroy & Boch tiles, a large walk-in shower, Hansgrohe fixtures, and a light-up vanity mirror.

There are four further double bedrooms, two overlooking the back garden and two to the front, one with built-in cupboards. An airing cupboard houses a Megaflo-type system ensuring mains-pressure hot water throughout the home.

Outside, the garden offers a large lawn, mature shrubs, new dog-proof fencing, and a timber-decked terrace — perfect for summer dining. The driveway provides parking for two, and the property benefits from double glazing, Nest-controlled gas central heating, kinetic exterior lighting, and a boarded attic for extra storage.

Set in the historic town of Battle, renowned for its Abbey and the events of 1066, the property enjoys a setting rich in heritage and surrounded by independent shops, cafes, and restaurants. The town offers excellent local schools and a welcoming community spirit, with mainline rail services from Battle station reaching London Charing Cross in around 80 minutes. Just a 10–12 minute walk from the High Street, you can easily browse the boutiques, catch up with friends over coffee, or enjoy scenic dog walks right from your doorstep.



Approximate total area[®]
 1957 ft²
 181.9 m²
 Reduced headroom
 29 ft²
 2.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 1



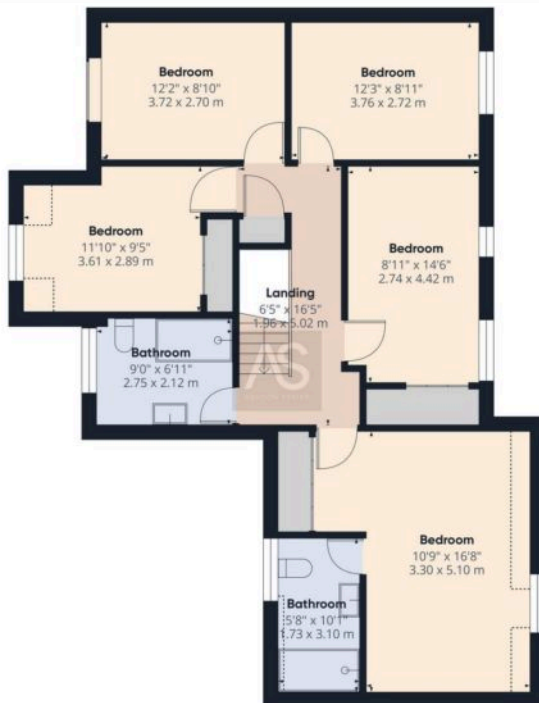
Approximate total area[®]
 908 ft²
 84.5 m²
 Reduced headroom
 26 ft²
 2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 1



Approximate total area[®]
 1049 ft²
 97.4 m²
 Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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