



Tudor House, High Street, Battle

£900,000 Freehold

Located on the High Street opposite the Abbey Green, this unique property blends historic character with modern comforts. Featuring original beams, multiple suites, a conservatory, secluded courtyard, and pool, it's perfect for family life and entertaining. Chain free.

Council Tax band: E

Tenure: Freehold

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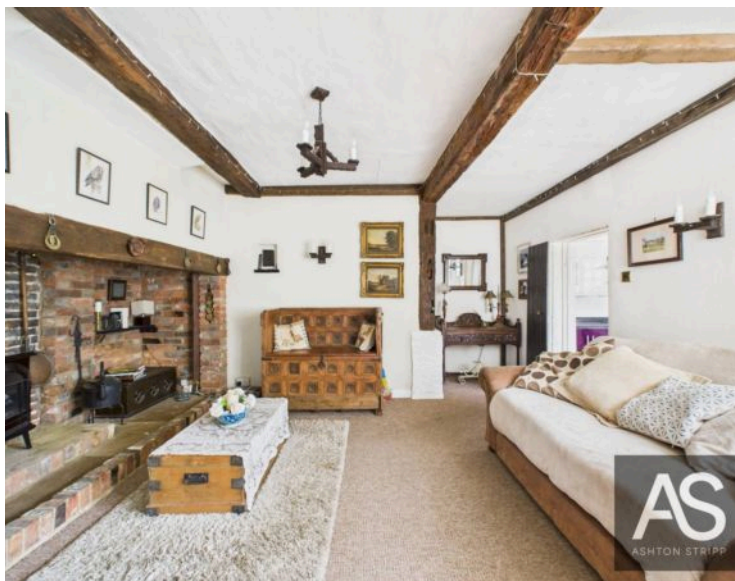
Located on the High Street directly opposite Abbey Green, this exceptional Grade II listed home offers a rare combination of historic charm, spacious accommodation and modern comfort, and is available chain free. Full of character, the property showcases original beams, exposed timbers, sash windows, panelled walls and impressive period fireplaces throughout. The entrance lobby, with sash windows and a cloakroom, leads into a welcoming interior stairwell and through to a beautifully presented dining room/snug featuring bespoke alcoves, fitted storage and a large inglenook fireplace. A secondary porch opens straight onto the High Street, with a useful cellar positioned close by.

The spacious living room enjoys wonderful views over Abbey Green from its large sash window and is centred around an original log burner, complemented by traditional panelled walls that enhance the room's period feel. The kitchen offers a blend of practicality and style, fitted with cream and purple cabinetry, granite worktops, integrated appliances, a breakfast bar and windows that look out onto the tranquil courtyard. The adjoining utility room provides valuable extra storage, space for appliances and direct access to the garden. The generous conservatory features an exposed brick wall and opens directly onto the south-facing garden and courtyard terrace, creating a bright and airy space ideal for relaxing or entertaining.

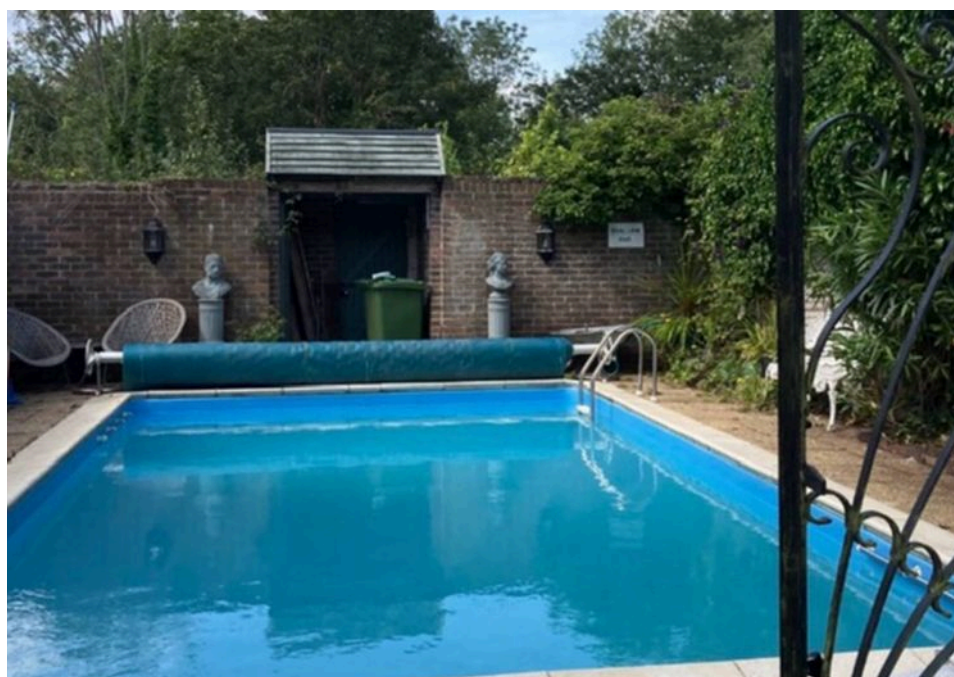
Upstairs, the first-floor landing is wide and panelled, with a glazed door leading onto a balcony enclosed by railings. The large primary suite enjoys picturesque garden views from its Juliet balcony and includes a modern ensuite with bath, walk-in shower and towel radiator, as well as a well-fitted dressing room. A second double bedroom overlooks the High Street and features a charming fireplace and exposed timbers, while the third bedroom includes its own ensuite shower room and a window seat looking out to the front. A fourth double bedroom enjoys peaceful garden views and is served by a separate WC on the landing.

The attic level offers further flexibility with two additional bedrooms, one with a vaulted ceiling, exposed beams and front-facing window, and a second single room with Velux window. A modern shower room with tiled floors, corner shower and vanity sink completes this floor.

Outside, the property opens into a secluded and atmospheric courtyard with a terrace, outdoor WC, shed/bar and a private swimming pool tucked away in a "secret garden" area, offering exceptional privacy and a wonderful space for entertaining. A garage and three additional parking spaces provide valuable convenience in this central location. With central heating, mains drainage and an unbeatable position close to shops, cafés and local amenities, this unique and versatile home delivers historic character and modern lifestyle appeal in equal measure. Council Tax Band: E.



- Chain free and located in the heart of town with a rich historical character.
- Convenient garage and three additional parking spaces.
- Unique Abbey Green views from the spacious living room.
- Historic features, including original beams and panelled walls.
- Two bedroom suites with ensuites and built-in storage.
- Large conservatory with exposed brick and garden access.
- Dining room with custom alcove storage and log burner potential.
- Secluded courtyard with a terrace, shed/bar, and outdoor WC.
- Private swimming pool with "secret garden" area.
- Expansive kitchen with breakfast bar and granite counters.





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