



Oak Tree Cottage Woodmans Green Road, Whatlington

In Excess of £800,000



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Oak Tree Cottage Woodmans Green Road

Whatlington, Battle

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought-after Whatlington location, close to Battle and A21 connections.
- High-spec kitchen with Miele appliances, cream island, and grey back units.
- Multiple reception rooms including two lounges and a conservatory.
- Five bedrooms, Three with en-suites.
- Flexible nursery space, formerly a teenage snug, linking two bedrooms.
- Underfloor heating in kitchen; reclaimed wooden flooring in principal rooms.
- Wraparound gardens with sandstone terrace and open countryside views.
- Large gravel driveway and substantial garage.
- In catchment for Claverham Community College; near Battle Abbey & Claremont private schools.
- Mainline rail to London Charing Cross in around 80 minutes.







Elegant family home in Whatlington offering generous living spaces, bi-fold doors to the gardens, and multiple en-suites. Includes a high-spec kitchen with island, flexible layout, and wraparound gardens. Well placed for Battle, A21, station, and top schools.

Step through the double wooden front doors into a welcoming hallway, where terracotta tiles set the tone before giving way to beautiful reclaimed wooden floors.

To the right, the first living room is a generous, triple-aspect space flooded with light. Solid reclaimed wood flooring, a working open fire, and characterful lead-lined windows frame views over the rear garden. Grey double-glazed doors open into the conservatory, extending the room's sense of space and connection to the outdoors.

Back in the hallway, the kitchen is a striking blend of style and practicality, warmed by underfloor heating and finished with a grey tiled floor. The back units are finished in grey with a sleek black granite worktop, incorporating a double Miele oven with proofing drawer, a separate Miele microwave, and space for a wine cooler.

The central island, finished in cream units with a white quartz marble-effect worktop, houses a Miele induction hob with a ceiling extractor fan above, an inset sink with mixer tap and pull-out attachment, space and plumbing for a dishwasher, and power concealed beneath a chrome pop-up socket. Floor lighting and under-counter illumination add a soft glow, while three-leaf bi-fold doors and additional double doors open directly to the garden, filling the space with light. In the corner next to the bi-folds, there is room for an American-style fridge/freezer.

The kitchen flows into a spacious dining area with reclaimed wooden floors, perfect for large gatherings, where another set of bi-folds frames the garden. From here, you step into a second living room – a bright, double-aspect retreat with four-leaf bi-folds to the rear, an ideal spot for both relaxing and working, with a corner that naturally lends itself to a home office.



Off the second living room lies a practical utility room with built-in storage, black tiled floor, and partially tiled grey walls, complete with a white suite including a toilet and shower, plus space for a washing machine and tumble dryer. Together, this second living room and utility create a versatile area that could also be reconfigured as a ground floor bedroom with its own en-suite, offering excellent flexibility for guests or multigenerational living.

A separate downstairs WC sits in the hallway, finished with a white suite.

Upstairs, a wooden staircase and balustrade lead to a wide, light-filled landing with wooden floors, windows, and Velux roof lights.

The master bedroom enjoys a luxurious cream carpet and side-facing views, leading to a large dressing room with extensive fitted storage. The en-suite is finished with wooden floors, large-format brown tiles, a walk-in rain shower, storage vanity, and a light-up mirror, with a window overlooking the garden.

The family bathroom features a roll-top bath, traditional pedestal sink, and toilet, complemented by green-painted panelled walls, wooden flooring, and a heated chrome towel rail over a traditional radiator.

A rear-facing double bedroom follows, with pendant lighting, while another double bedroom enjoys an en-suite with black tiled floors, red-and-white tiled walls, and a walk-in rain shower. This bedroom opens into a shared adjoining space — currently used as a nursery but previously a teenage snug — offering plenty of flexibility as a bedroom, dressing room, private lounge, or home office.

The final double bedroom, also accessed from the hallway, connects to this same adjoining room, making it an ideal arrangement for linked bedrooms or a guest suite. It includes built-in storage and an en-suite with black tiled floors, white tiled walls, and a rain shower, along with views to the side.



Outside, the garden wraps around the property, with a sandstone terrace off both the kitchen and living room overlooking open fields. Well-maintained lawns, mature planting, and post-and-rail fencing create a serene backdrop. At the front, a large gravel driveway provides ample parking and access to a substantial garage and an a separate shed.

The property is served by gas central heating, double-glazed windows, and a septic tank. A public footpath runs up the neighbouring drive, opening up superb countryside walks — perfect for dog owners. Schools are close by, adding to the home's appeal for families.

Situated on the edge of the historic town of Battle, the property enjoys excellent transport and schooling options. The A21 is within easy reach, providing direct road links north towards Tunbridge Wells and the M25, and south to Hastings and the coast. Battle's mainline station offers regular services to London Charing Cross in around 80 minutes, making it ideal for commuters. The home is in catchment for the highly regarded Claverham Community College, with a choice of well-regarded primary schools nearby. For independent education, Battle Abbey School and Claremont School are both within easy driving distance. The town itself offers a blend of historic charm and modern convenience, with shops, cafes, and restaurants set against the backdrop of the famous Battle Abbey.

