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**3 Almonry Fields North Trade Road, Battle**  
**£445,000**





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## 3 Almonry Fields North Trade Road

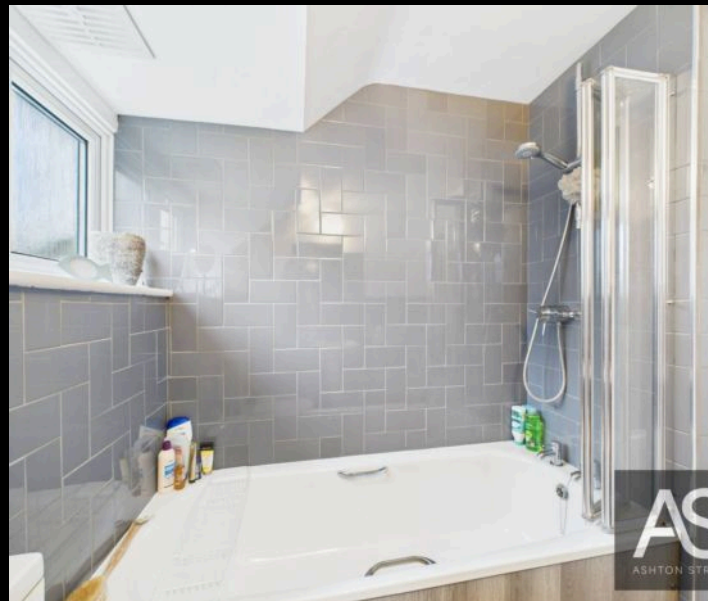
Battle, Battle

Tenure: Freehold

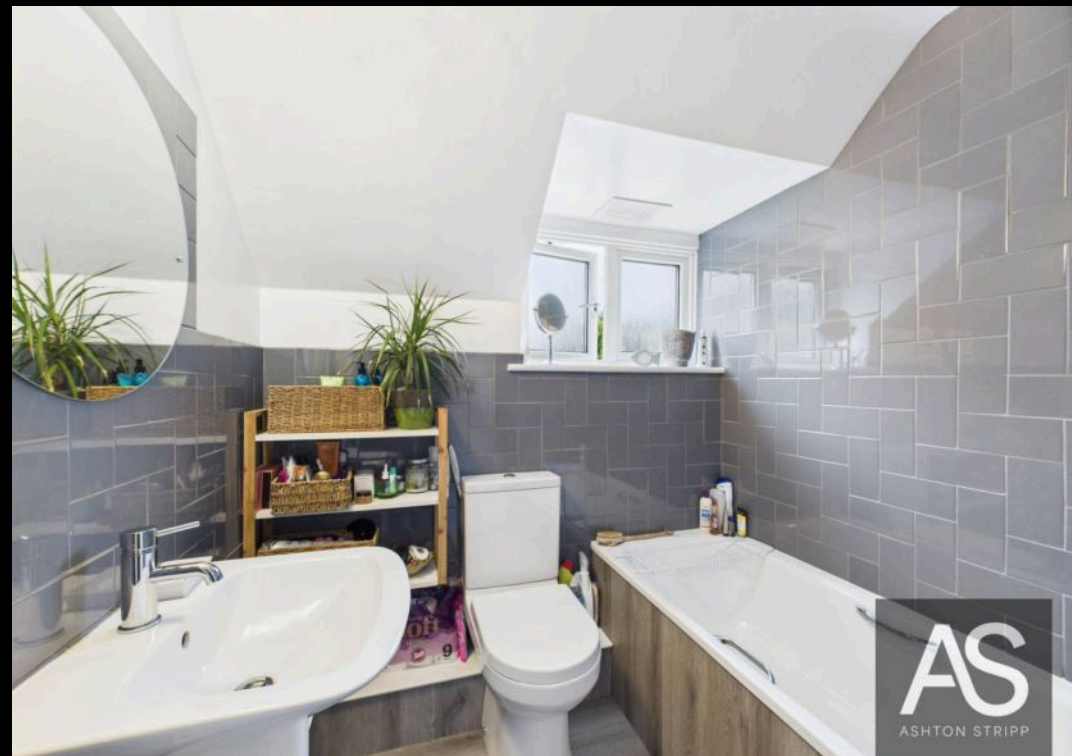
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Valid planning permission for two-storey extension.
- Former 1950s police cottage with 0.16-acre plot.
- Three bedrooms
- Front-to-back living/dining room with garden access.
- Kitchen with garden view, double oven, and gas hob.
- Utility/storage room with WC and direct garden access.
- Large driveway plus additional allocated parking space.
- Multiple outbuildings with power, including timber office.
- Fully insulated, partly boarded loft with lighting.











Former 1950s police cottage on a 0.16-acre plot with valid planning for a two-storey extension. Three bedrooms, front-to-back living/dining room, kitchen, utility, large drive, gardens, multiple outbuildings with power, and good local amenities

The front door opens into a central hallway with a useful storage cupboard. To the right, the living and dining room runs the full depth of the house, with light from both front and rear windows. French doors open directly to the garden, making the space easy to use year-round.

On the left, the kitchen has wood-effect laminate flooring that continues from the hallway. White wall and base units are topped with matching white laminate worktops, with red-and-white tiled splashbacks adding colour. A double oven, gas hob, and double sink with garden view sit alongside under-counter lighting and space for a washing machine and under-counter fridge.

A door from the kitchen leads to a utility/storage area with power, lighting, WC, and direct garden access – ideal for muddy boots or gardening days.

Upstairs, the main double bedroom sits at the front with wood-effect flooring. Two further bedrooms are at the rear, both overlooking the garden and both with built-in storage. The bathroom is fitted with a white suite, shower over the bath, pedestal basin, chrome towel rail, and grey brick-style tiling. The loft is fully insulated, partly boarded, and has lighting.

Outside, a large concrete driveway with an external socket provides space for three or more cars, with an additional allocated space in a nearby communal car park. The gardens wrap around the front and side of the property, with gated access to the rear lawn and patio. Outbuildings include a timber office with power, lighting, and a network point connected to the main house, a summer house with power, greenhouse, and tool shed.





The approved plans would create an additional bedroom with en-suite, relocate the kitchen to a new space, and add both a utility room and an extra reception room – offering excellent scope to adapt the home for changing needs.

The property has gas central heating via a combi boiler and is double glazed throughout. Local shops, schools, and countryside walks are all close by, with good transport links within easy reach.

The property is located in Battle, a historic market town known for its independent shops, cafés, and strong sense of community. The mainline station offers direct services to London, while well-regarded schools include Claverham Community College, within the catchment area. Nearby countryside and the famous Battle Abbey provide plenty of opportunities for walking and exploring, with the coast just a short drive away.

