



AS

ASHTON STRIPP

AS

1 The Spinney, Battle

In Excess of £600,000



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1 The Spinney

Battle, Battle

Council Tax band: F

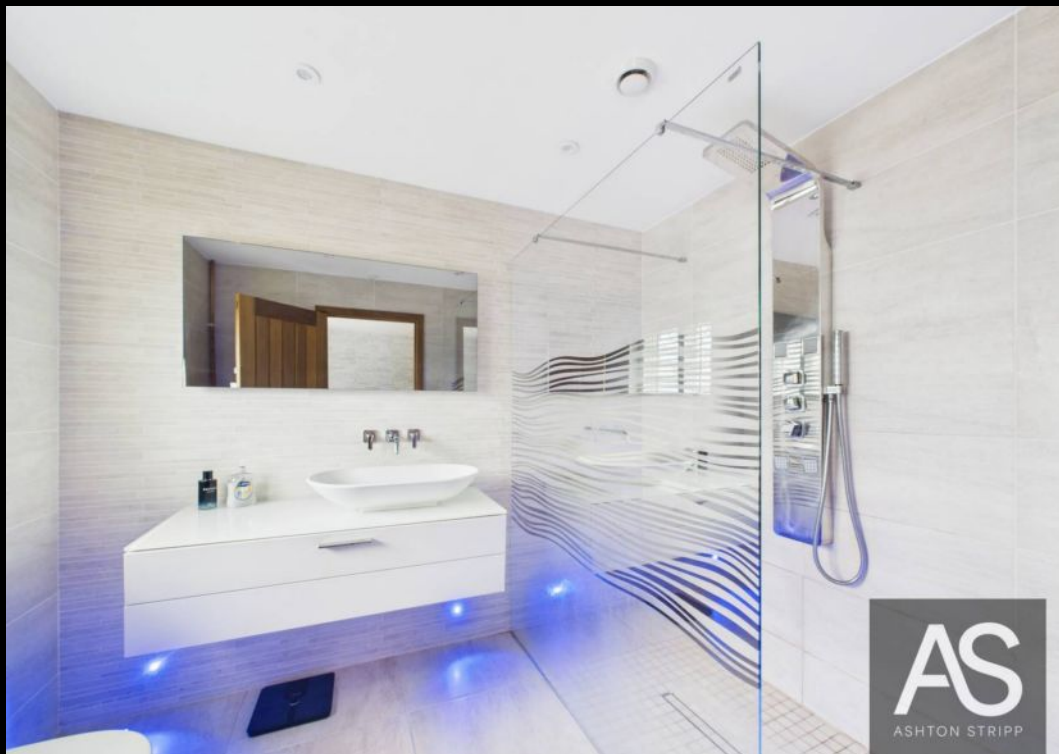
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- High-spec kitchen with quartz worktops.
- Central island with induction hob and pop-up USB/power sockets
- Double-height living room with oak flooring, media wall and bi-fold doors
- Inset stainless steel sink with instant hot tap overlooking rear garden
- Well-connected location close to schools, shops, countryside walks and commuter links
- Three double bedrooms, including a principal suite with en-suite
- Stylish family bathroom with freestanding bath and walk-in shower
- Landscaped garden with two sandstone seating areas and side access
- Attached garage with electric door, power, lighting and EV charging point







A beautifully finished three-bedroom home in a convenient location, featuring a high-spec kitchen, mezzanine, spacious living area with bi-folds, and landscaped garden. Includes underfloor heating, en-suite, and garage with EV charging.

Step into a wide entrance hall, finished with tiled flooring, underfloor heating, and recessed spotlights. A wall-mounted radiator and oak doors set a clean, modern tone, with plenty of space to create a welcoming first impression.

To the left is a well-designed utility room with automatic lighting, oak worktops and white wall and base units. There's space for a washing machine and tumble dryer, along with a WC (non-electric). This is a practical and neatly tucked-away space for laundry and storage.

Further along the hallway is a good-sized airing cupboard, followed by a double bedroom overlooking the side garden. It features cream carpet, fitted shutters and recessed lighting — ideal as a guest room, workspace or family bedroom.

The family bathroom is smartly finished with full-height grey tiling and a well-considered layout. It includes a freestanding, double-ended oval bath with central mixer tap and shower attachment, a concealed-flush electric WC, and a ceramic basin with storage drawer and contemporary mixer tap. A wall-mounted towel rail sits alongside a walk-in shower fitted with both a rainfall head and separate handset, operated via an intuitive start-up control. There's a sensor-lit mirror above the basin, and a double-glazed obscured window with bespoke shutters brings in natural light while maintaining privacy. Recessed ceiling spotlights complete the clean and modern look.



Another double bedroom sits further down the hallway, facing the side garden. It has the same cream carpet and fitted shutters, with clean modern lines and subtle lighting — a calm and flexible space.

Just before reaching the main bedroom, two integrated wardrobes with oak doors and internal automatic lighting are built into the hall. The principal bedroom sits at the front of the house and offers a generous layout, with cream carpet, fitted shutters and a modern wall-mounted radiator. The en-suite is thoughtfully designed with soft neutral tiling and underfloor heating creating a warm, comfortable finish. A large walk-in shower is fitted with both a fixed rainfall head and versatile handheld attachments, enclosed by a clear glass screen. A sleek vanity unit with an oval countertop basin and mixer tap offers integrated storage, while the concealed-flush WC sits neatly to one side. Discreet ceiling spotlights provide clean illumination, complemented by low-level mood lighting for a softer ambiance. A heated towel rail, extractor fan, and a frosted window with custom shutters complete the space with practical comfort.

Back through the hallway, oak-framed glazed doors lead into the kitchen, where tiled flooring continues. The kitchen is well laid out with grey wall and base units topped with white quartz worktops, offering a clean and modern finish. At the centre, a quartz-topped island houses an induction hob along with pop-up power and USB points that retract neatly into the surface. A Bosch coffee machine is built in alongside Prima double ovens and a microwave, with proving drawers (for baking), an integrated dishwasher, pull-out larder, and space for an American-style fridge freezer completing the specification. Soft-close pan drawers provide additional practical storage, while the inset stainless steel sink with chrome instant hot tap is set beneath a window overlooking the rear garden — combining ease of use with a well-planned layout.

The kitchen flows into the dining area, where a pendant light hangs above the table and oak stairs with glass balustrades lead up to a mezzanine level. Currently used as an office, it's a bright and flexible space with potential for various uses.



From the dining area, stairs also lead down to the main living room — a striking double-height space with oak flooring, built-in electric fire set into a media wall, and bi-fold doors opening onto the lower terrace. Floor-to-ceiling glazing, a Velux window and feature wall lighting bring in excellent natural light.

Outside, a block-paved driveway leads to the attached garage, which includes power, lighting and an electric door. There's an EV charging point and side access to the rear garden. The garden itself is landscaped with mature hedging, level lawn, and two sandstone seating terraces — one accessed from the kitchen, the other from the living room. A dedicated barbecue space, a timber shed, and access on both sides of the property add further convenience and flexibility.

Underfloor heating and oak doors run throughout, tying each space together with consistency and comfort.

The property is well positioned for both everyday convenience and access to green space. Local schools, shops, and amenities are all within easy reach, while the nearby station provides direct links for commuters. Scenic countryside walks and established footpaths are close by, offering a peaceful escape, and the area is well served by cafés, pubs, and local services. Whether you're heading out for essentials, school drop-offs or weekend walks, everything you need is close at hand — making this a practical location for families, professionals, or anyone looking for a balance of town and rural life.



Floor 0



Floor 1



Approximate total area[®]
1800 ft²
167.1 m²
Reduced headroom
20 ft²
1.9 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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Floor 1



Approximate total area[®]
1498 ft²
139 m²

(1) Excluding balconies and terraces

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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Floor 0



Approximate total area[®]
302 ft²
28.1 m²
Reduced headroom
20 ft²
1.9 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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