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14 Bowmans Drive, Battle

Guide Price £600,000



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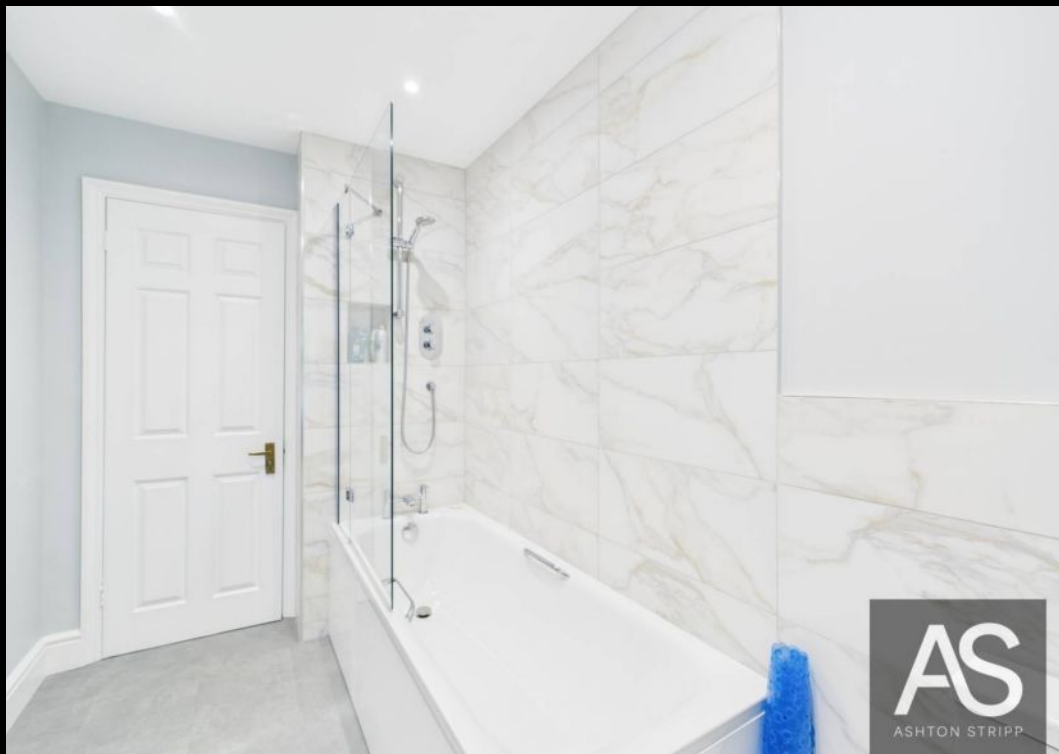
## 14 Bowmans Drive

Battle, Battle

Council Tax band: F

Tenure: Freehold

- Spacious detached family home within walking distance of Battle town centre
- Large entrance hall with oak laminate flooring and under-stairs storage.
- Generous living room with open fire, brick surround, and oak mantelpiece.
- Bright conservatory with tiled flooring, electric heating, and access to the rear garden.
- Versatile second reception room, currently used as a snug, previously a dining room.
- Modern shaker-style kitchen with wood-effect worktops, fitted microwave, and space for a range cooker and dining table.
- Separate utility room, updated two years ago, with ample storage and appliance space.
- Four good-sized bedrooms, including a master with built-in wardrobes and updated en-suite.
- Modern family bathroom with marble-effect tiling and chrome fittings.
- Attractive rear garden with patio, lawn, mature planting, shed, greenhouse, and a large driveway leading to a double garage with electric door.





Step into a wide, welcoming entrance hall where wood-effect laminate flooring runs underfoot, setting a warm and practical tone for the ground floor. To the right, an open space offers versatile use — ideal for a study nook, play area, or reading corner — while to the left, the flooring continues beneath the stairs, where you'll find a useful under-stair storage cupboard. At the far end of the hall, a recently updated cloakroom features grey tile-effect vinyl flooring, a modern white suite with built-in storage, and a chrome towel rail.

Double doors lead into the main living room — a generous, light-filled space with cream carpet, an **open fireplace with brick surround and oak mantel**, and French doors at both ends. One set opens into the conservatory, which is part-brick, part-glazed, and fitted with electric heating and tiled floors — a lovely spot to enjoy the garden year-round.

Adjacent is a second reception room, currently used as a snug, with French doors leading out to the patio. Previously a dining room, this flexible space lends itself equally well to formal dining, a home office, or a cosy lounge area.

The kitchen sits at the rear of the home, overlooking the garden. Finished with vinyl tile-effect flooring and cream shaker-style wall and base units, it offers a homely, country-style feel. Wood-effect laminate worktops, a stainless steel 1.5-bowl sink, white brick tile splashback, and a fitted microwave all add functionality. There's space for a gas range cooker and dishwasher, and plenty of room for a dining table — ideal for relaxed family meals. A door opens directly onto the garden.

To the front of the property, the separate utility room was updated two years ago and continues the wood-effect laminate flooring and worktops. It houses the conventional boiler system and provides space for a washing machine, tumble dryer, fridge freezer, and an additional stainless steel sink. White cabinetry with chrome handles keeps everything tucked away neatly.



To the front of the property, the separate utility room was updated two years ago and continues the wood-effect laminate flooring and worktops. It houses the conventional boiler system and provides space for a washing machine, tumble dryer, fridge freezer, and an additional stainless steel sink. White cabinetry with chrome handles keeps everything tucked away neatly. Upstairs, a cream-carpeted staircase with wooden balustrades leads to a **mezzanine-style landing**, currently used as a home office. Just off this landing is a former WC now used for storage.

To the rear left sits the **main bedroom**, a good-sized double with wonderful views over the garden. It includes three built-in wardrobes and an en-suite shower room, recently updated with wood-effect laminate flooring, modern tiling, a wall-mounted shower, chrome towel rail, and built-in storage either side of the toilet.

Next, another **double bedroom** overlooks the rear garden and includes built-in storage and cream carpet.

A third bedroom also looks over the back garden and is currently laid with blue carpet. Offering a lovely outlook and flexible layout, it works well as a child's room, guest space, or home office.

The fourth bedroom is positioned at the front of the house and features cream carpet and a built-in cupboard — well-suited as a comfortable double guest room or private retreat.

At the end of the hallway is the **family bathroom**, recently refurbished with a shower-over-bath, marble-effect part-tiling, a built-in white storage unit under the basin, chrome towel rail, and tile-effect vinyl flooring. A shuttered window and spotlighting add a fresh, bright feel.



Recent upgrades enhance everyday comfort, including a **new gas boiler**, **full fibre-optic broadband**, and **photo-voltaic solar panels with battery storage**, combining sustainability with modern efficiency. Upstairs, **all bedrooms enjoy views across the rear garden and out to the surrounding countryside** — a peaceful outlook that reflects the home's generous proportions, flexible living spaces, and well-connected setting in the historic market town of **Battle**.

The rear garden is thoughtfully laid out with a paved patio directly off both the conservatory and snug — ideal for outdoor dining and entertaining. A lawned area stretches beyond, edged with pathways that lead through a mature archway to a more secluded space at the bottom of the garden. Here you'll find a **greenhouse and shed**, surrounded by established planting that offers colour, privacy, and seasonal interest throughout the year.

There is **side access on both sides of the house**, making the garden easy to maintain and practical for everyday use.

To the front, a **large tarmac driveway** provides ample parking and leads up to a **detached double garage with an electric up-and-over door**, ideal for secure parking, storage, or workshop use. From the garage, steps lead down to the front door, giving the entrance a sense of privacy and presence.

**The property is ideally located close to Battle High Street**, placing you within easy reach of one of East Sussex's most historic and picturesque market towns. Battle offers a wide selection of independent shops, cafés, restaurants, and everyday essentials, along with excellent local schools and a thriving community atmosphere. The mainline station provides regular direct services to London Charing Cross and Hastings, making it a convenient base for commuting or hybrid working. With scenic countryside, local heritage sites — including the iconic Battle Abbey — and the coast just a short drive away, this is a location that blends convenience, culture, and countryside living beautifully.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
2106 ft<sup>2</sup>  
195.5 m<sup>2</sup>

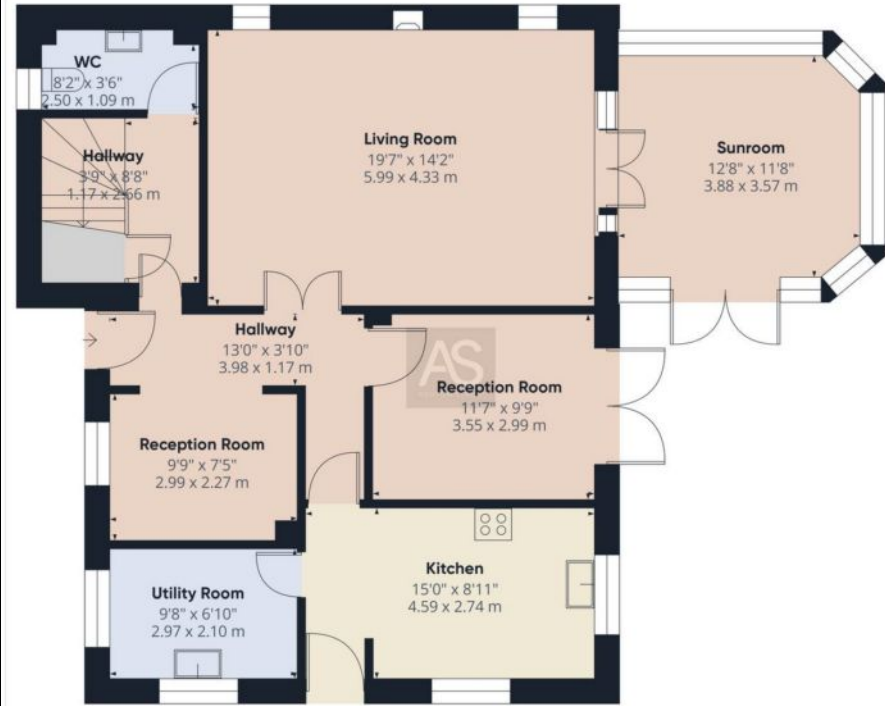
(1) Excluding balconies and terraces

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

GRAFFI 360



Floor 0 Building 2



Floor 0 Building 1

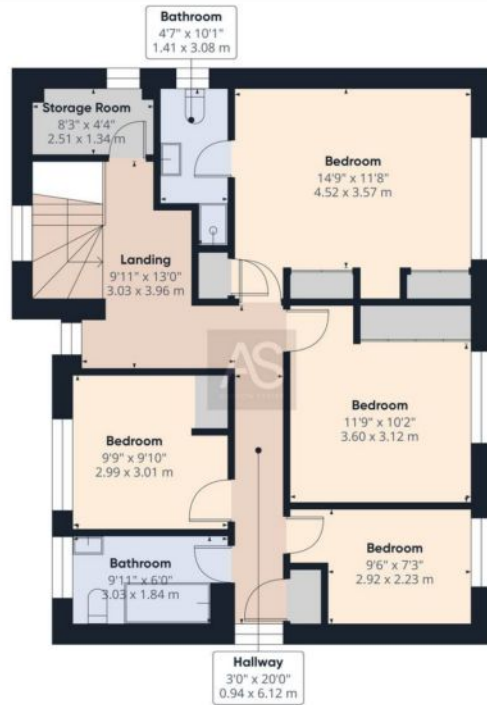


Approximate total area<sup>®</sup>  
997 ft<sup>2</sup>  
92.6 m<sup>2</sup>

(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 1 Building 1



Approximate total area<sup>®</sup>  
804 ft<sup>2</sup>  
74.6 m<sup>2</sup>

(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 Building 2



Approximate total area<sup>®</sup>  
305 ft<sup>2</sup>  
28.3 m<sup>2</sup>