



THE GLADE, MARLEY LANE, BATTLE, EAST SUSSEX.TN33 0RB

CHAIN FREE. AN ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOUSE, LOCATED OFF A PRIVATE ROAD, ON THE RURAL OUTSKIRTS OF BATTLE, ENJOYING LARGE PARKLAND STYLE GARDENS OF JUST OVER 1 ACRE (TBV). OFFERING SCOPE TO UPDATE, ACCOMMODATION INCLUDING 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, GROUND FLOOR BEDROOM WITH ADJACENT SHOWER ROOM, 3 BEDS & LARGE FAMILY BATHROOM ON THE FIRST FLOOR. EXTENSIVE DRIVEWAY WITH A DETACHED DOUBLE GARAGE, AMPLE ORP.

ACCOMMODATION LIST: ENTRANCE HALL, DOUBLE SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LOBBY, CLOAKROOM, BEDROOM, SHOWER ROOM, 1ST FLOOR LANDING, 3 DOUBLE BEDROOMS, BATHROOM. DOUBLE GARAGE, AMPLE PARKING, ALL ROUND GARDENS, BELIEVED TO MEASURE JUST OVER 1 ACRE (TBV). OFCH.



Door to:

ENTRANCE HALL: Double aspect with arched window to side and casement window to the front. Coved ceiling, wall light points. Door to bedroom and shower room.

DINING ROOM: Casement window to the rear, door leading out to the rear terrace. Stairs to the first floor with under stairs storage cupboard. Opening to kitchen, double doors to:

DOUBLE RECEPTION ROOM: Window to the rear. Ornate fire surround, inset with basket for open fire on marble hearth. Coved ceiling, TV point. Arched opening to 2nd sitting area with window to side, wall light points. Coved ceiling. Double doors opening to:

CONSERVATORY: Windows to three sides with double doors leading out to the rear paved terrace. Tiled floor.

KITCHEN/BREAKFAST ROOM: Two windows to the rear, window to side. Fitted with comprehensive range of base units with square edge worktop over, inset with single bowl, stainless steel sink unit and further 1 1/2 bowl composite sink. Space for upright fridge freezer. Smeg range style cooker. Tiled floor, tiled splash-backs. Shelved walk-in larder cupboard with window to the front.

GUIDE PRICE £795,000



UTILITY AREA: Door leading out to the side path. Fitted with range of cupboards with plumbing for washing machine and space for tumble dryer, matching square edge worktop over. Tiled splash-backs. Louvred doors to:

LOBBY: Housing Grant oil fired boiler servicing central heating and hot water. Cloaks hooks. Door to:

CLOAKROOM: Obscure glazed window to the front. Fitted with white suite comprising WC & small wall mounted hand basin. Tiled splash-back, tiled floor.

BEDROOM: Double aspect room with windows to the front and side. Coved ceiling. Range of built in Louvre doored wardrobe cupboards with hanging rails & shelves. Wall light point, coved ceiling.

ADJACENT SHOWER ROOM: Window to the side. Fitted with contemporary white suite comprising back to wall WC, semi-integrated hand basin set into laminate surround with range of storage cupboards & double shower cubicle. Tiled walls & floor.

From the dining room, stairs to:

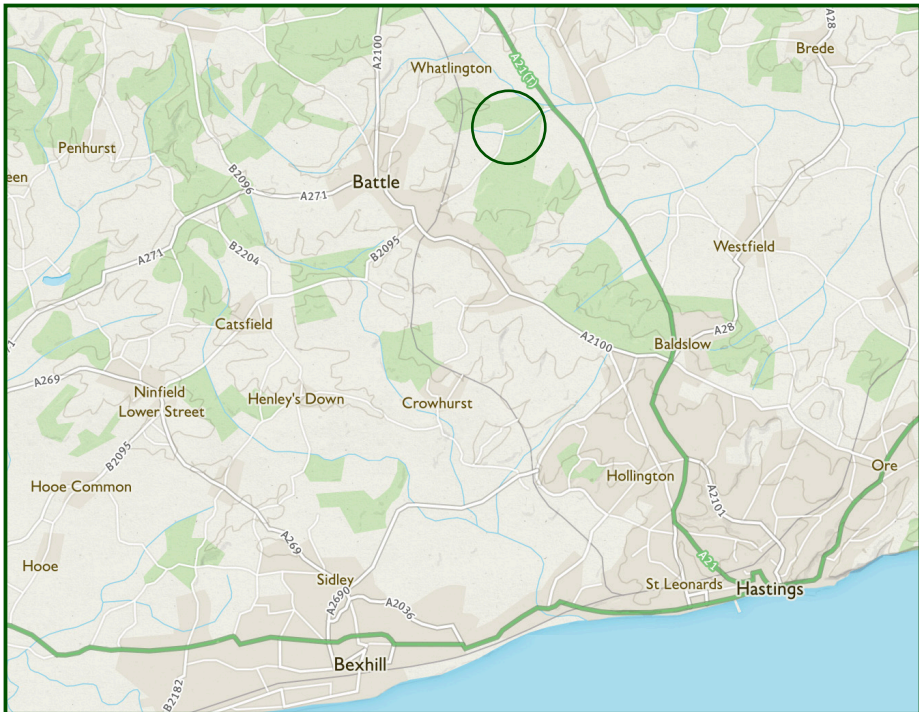
FIRST FLOOR LANDING: Casement window to the front. Matching doors to all rooms. Loft hatch, coved ceiling. Airing cupboard.

BEDROOM: Double aspect with windows to the front and rear. Double doored wardrobe cupboard with hanging rail & shelves. BT point.

BEDROOM: Window to the rear. Double doored wardrobe cupboard with hanging rail & shelves. Coved ceiling.

BEDROOM: Window to the rear. Single doored wardrobe cupboard. Coved ceiling.

BATHROOM: Obscure glazed window to the front, further windows to front, side and rear. Fitted with white suite comprising WC, bidet, set into panelled painted panelled surround, marble hand basin with double doored storage cupboard below and tiled surround, panelled bath. Chrome ladder style heated towel rail. Extractor, wall light point.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached over an unmade track with an extensive, private gated driveway giving access to the detached oak framed, open fronted, double garage with ample parking, gated paved pathways lead to the house and on the paved terrace at the rear with various outbuildings including summer house/ workshop and log cabin. The all-round gardens are a particular feature of the property, with meandering paths, hidden seating areas, many mature trees and shrubs and landscaped fish pond. Believed to measure 1.15 acres (TBV).

SERVICES: Mains water, drainage and electricity are connected. Oil fired central heating.

FLOOR AREA: 198 m² (2,131 ft²)

EPC RATING: 'E'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A21 towards Hastings, turn right into Marley Lane. Continue until sharp right bend, taking the turning on the right into the private unmade road. The entrance to The Glade will be found on the left after a short distance.

What3Words (Location): [///landscape.active.spark](https://www.what3words.com/landscape.active.spark)

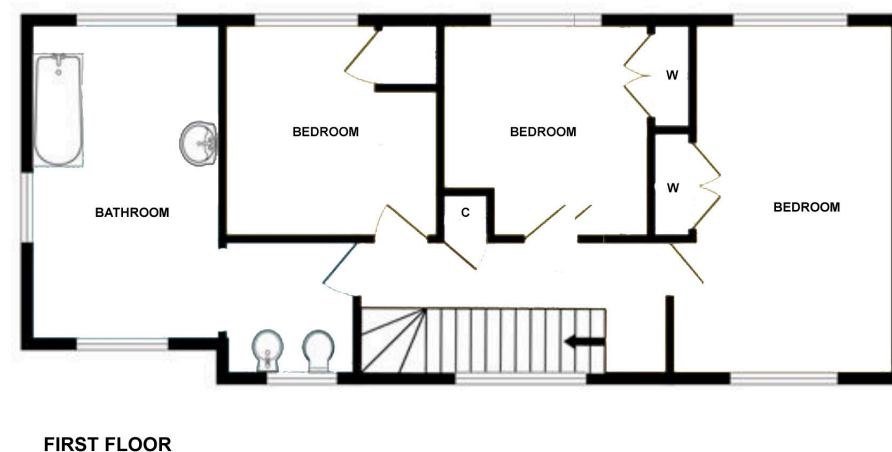
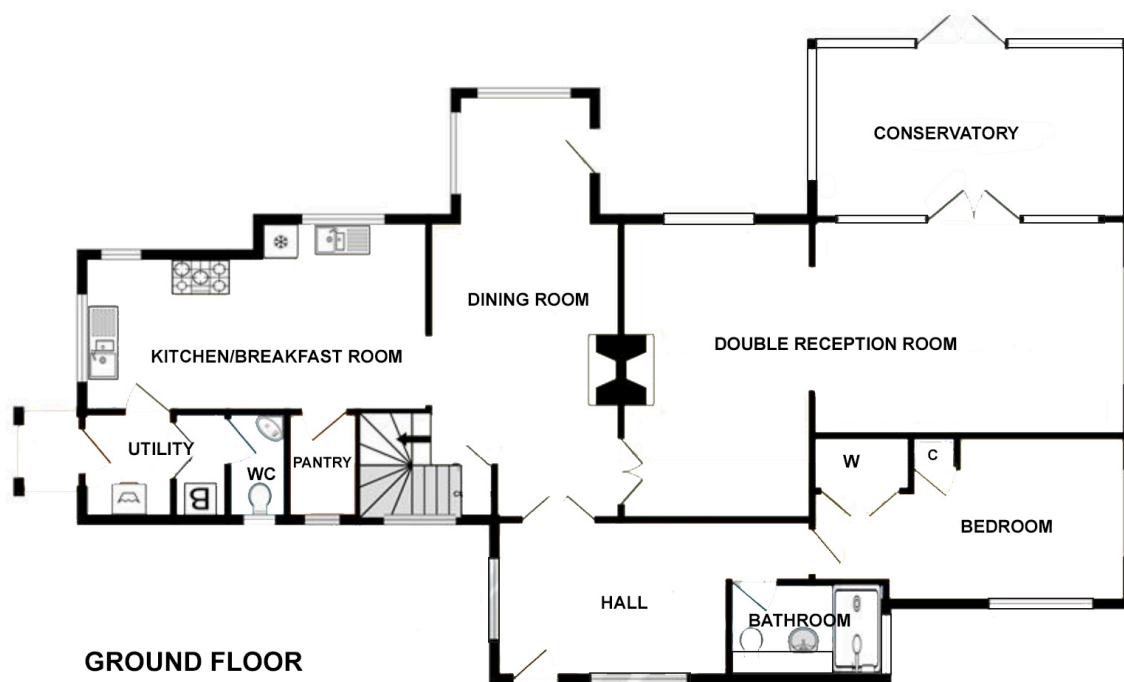
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

MOLONEYCOUNTRYPROPERTY.COM

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



Not to Scale.
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