



WHITELANDS

North Trade Road, Battle, East Sussex



A MOST HANDSOME DETACHED, DOUBLE FRONTED,
GEORGIAN HOUSE WITH STUNNING GARDENS,
SWIMMING POOL, ANNEXE, GARAGING
AND OUTBUILDINGS.

  
5-7 4-5 4-7

Tenure: Freehold
Services: Mains water, gas and electricity. Gas-fired heating.
Mains drainage. Solar panels. EV charging point.
Local Authority: Rother District Council
Council Tax band: G
EPC: C
Postcode: TN33 0HN
What3words:///cushy.apple.sour

SITUATION

The property is located just over a mile from the historic town of Battle which is famed for its connection to 1066, beautiful Abbey and enchanting High Street with shops and amenities serving everyday needs. Hastings, Eastbourne and Tunbridge Wells are all easily accessible and provide a further comprehensive range of shopping, social and cultural amenities. Battle, Robertsbridge and Etchingham have railway stations with a regular service to London. There is a good choice of schooling in the area, in both the private and state sectors, including Battle Abbey, Claverham Community College in Battle, Marlborough House Vinehall at Robertsbridge, Claremont at St Leonards, Claremont Senior at Bodiam, St Bede's at Upper Dicker, St Andrew's at Eastbourne, Eastbourne College, St Leonards at Mayfield, Dulwich Preparatory at Cranbrook, St Ronan's at Hawkhurst and Benenden School.

DISTANCES

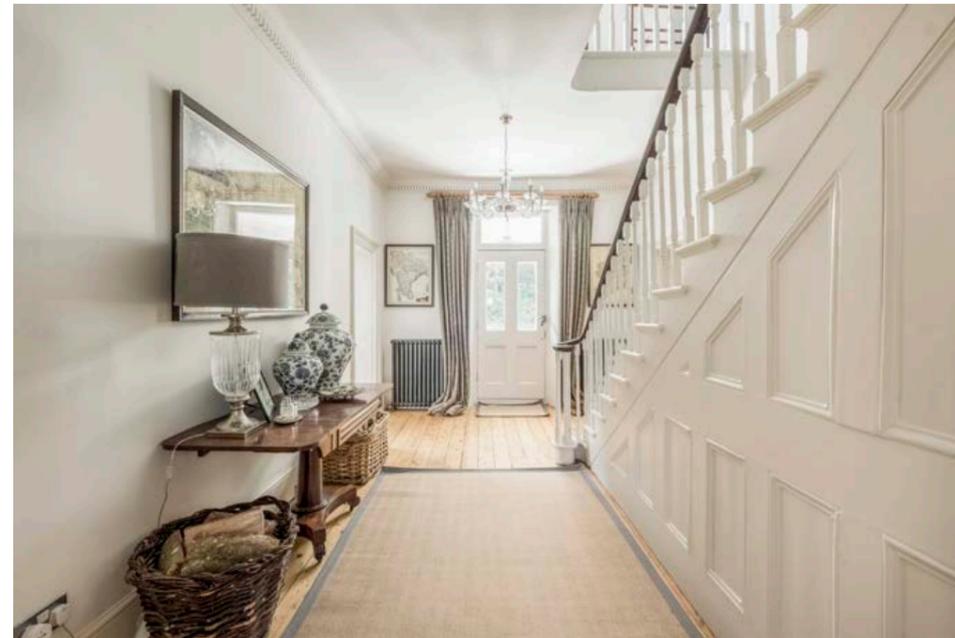
Battle 1.2 miles. Battle station 2.1 miles (London Bridge from 76 minutes). Robertsbridge station 6 miles (London Bridge from 68 minutes). Hastings 7.8 miles. Etchingham station 9 miles (London Bridge from 64 minutes). Eastbourne 14.5 miles. Tunbridge Wells 23 miles. Ashford International 33 miles (London St Pancras from 36 minutes). (All times and distances approximate).



THE PROPERTY

This beautifully presented, detached double fronted Georgian property is unlisted and provides substantial and well-proportioned accommodation with many period features typical of the period such as high ceilings, large windows and fireplaces. To the rear of the house, the fabulous kitchen/breakfast room has bi-fold doors opening out to the terrace and gardens. There is also a basement with a useful utility room, boot room and wine cellar. On the first floor, the principal bedroom benefits from a spacious en suite bathroom and walk in wardrobe. There are two further bedrooms and a shower room on this level with two additional en suite bedrooms on the second floor.

In addition to the main house, there is a wonderful detached annexe providing an attractive reception hall and large double aspect room (currently used as a gym), bedroom and en suite shower room. On the first floor there is a spacious open plan studio/games room with a bar area.









OUTSIDE

The house is approached over a private driveway leading to the house and then on to the detached annexe, garage, stables and parking area. The stunning gardens and grounds are laid to lawn and divided into various areas, interspersed with mature trees and shrubs providing privacy. To the rear of the house there is a large paved terrace leading on to a fantastic entertaining space which includes a kidney shaped swimming pool, BBQ/dining area and a detached pool house with a sauna, shower and w.c. There is also a vegetable garden with a large greenhouse, and in all the property extends to about 1.57 acres.





Approximate Gross Internal Area = 371.3 sq m / 3997 sq ft
 Basement = 62.6 sq m / 674 sq ft
 Outbuildings = 306.0 sq m / 3294 sq ft
 Total = 739.9 sq m / 7965 sq ft
 (Including Eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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