

Beggars Roost, Powdermill Lane, Battle, TN33 0SY

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Guide Price £1,300,000

****GUIDE PRICE £1,300,000 - £1,350,000****

A unique opportunity has arisen to secure this ATTRACTIVE SUSSEX STYLE 1930's FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME in one of Battle's most premier roads, set within STUNNING SECLUDED PARK-LIKE SOUTH FACING REAR GARDENS of around ONE ACRE.

This IMPRESSIVE DETACHED FAMILY HOME, with PLANNING PERMISSION TO EXTEND, offers a balance of CHARACTER and CONTEMPORARY living accommodation and has undergone EXTENSIVE UPDATING by the current owners now offering well-appointed accommodation arranged over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, DOUBLE ASPECT LIVING ROOM with a bespoke MARBLE FIREPLACE, an IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM with central island, INTEGRATED APPLIANCES and SILESTONE WORKTOPS with matching UPSTANDS, separate UTILITY, SNUG/GAMES ROOM and CONSERVATORY. Upstairs the SPACIOUS LANDING offers ample space for an OFFICE AREA, the MASTER BEDROOM has built in wardrobes and an EN SUITE SHOWER ROOM and bedroom two also has an EN SUITE SHOWER ROOM. In addition, there are TWO FURTHER DOUBLE BEDROOMS and a modernised contemporary family bathroom.

The property is accessed via ELECTRIC DOUBLE GATES onto a large gravel driveway providing PARKING for multiple vehicles and has a DETACHED DOUBLE GARAGE with electric roller door. The front garden is well established with a variety of mature plants, shrubs and trees offering privacy and seclusion.

The GROUNDS are an absolute feature and offer a tranquil and idyllic setting backing onto Wylands fishing lakes and SURROUNDED BY WOODLAND. A sandstone patio abuts the property with further seating areas sympathetically positioned throughout the garden. With several established planting beds and children's areas to enjoy the garden is a true gardeners delight and ideal for families.

Located in the Claverham catchment and directly opposite Powdermill Woods, whilst being within easy reach of Battle Mainline Station, Battle High Street and

CANOPIED STORM PORCH

Tiled flooring and solid oak floor leading to;

IMPRESSIVE ENTRANCE HALL

Column style radiator, picture rail, original wood flooring, under stairs storage, wall mounted video entry system for the gates, door to;

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, part tiled walls, original wood flooring.

LIVING ROOM

20'1 x 14'9 (6.12m x 4.50m)

Approximate ceiling height 8'6. Beamed ceiling, original wood flooring, two column style radiators, picture rail, television point, bespoke made to measure marble fireplace with stone hearth and inset gas living flame fire, double aspect room with double glazed leaded light windows fitted with bespoke wooden plantation shutters to both side and rear elevations with views over the garden.

KITCHEN-BREAKFAST ROOM

15'1 x 13'5 (4.60m x 4.09m)

Bespoke high end kitchen fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and Silestone worksurfaces over with matching upstands, sunken ceramic butler style double bowl sink with drainer and Franke instant boiling water tap, four ring induction Neff hob with two Neff ovens, stream oven and microwave, integrated fridge freezer and dishwasher, central island with ample storage set beneath again having Silestone worktop over and matching upstands, walk in larder style pantry cupboard, column style radiator, wood effect LVT flooring, down lights, pendant feature lighting over central island, double aspect with two double glazed leaded light windows fitted with plantation shutters to rear and front elevations with views over the front and rear gardens. Open plan to;

DINING ROOM

14'2 x 14' (4.32m x 4.27m)

Continuation of the LVT flooring, column style radiator, inset down lights, ample space for an eight seater dining table, double glazed leaded light window to rear aspect fitted with made to measure bespoke plantation shutter and with pleasant views down the garden, door to;

UTILITY

14'1 x 6'6 (4.29m x 1.98m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine, separate tumble dryer, further fridge freezer, inset double bowl sunken butler style sink with mixer tap, radiator, tiled flooring, double glazed leaded light window to front aspect with views down the garden, door opening to side aspect providing access to;

LEAN TO

9'8 x 5'2 (2.95m x 1.57m)

Timber construction with windows to both front and rear elevations, double doors opening to front, glass roof.

SNUG/ PLAYROOM

13'10 x 10' (4.22m x 3.05m)

Beamed ceiling, picture rail, column style radiator, television point, LVT wood effect flooring laid in Herringbone styling, open plan to;

CONSERVATORY

13'4 x 11'3 (4.06m x 3.43m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed French doors opening to garden and pleasant views enjoyed down the garden, LVT flooring laid in Herringbone style, column style radiator.

GALLERIED LANDING

Picture rail, two column style radiators. telephone point, airing cupboard.

OFFICE AREA

10' x 8'7 (3.05m x 2.62m)

Two double glazed windows fitted with bespoke made to measure plantation shutters to front aspect with pleasant views over the front garden.

MASTER BEDROOM

17'5 x 14'11 (5.31m x 4.55m)

Double aspect with double glazed leaded light windows to front and rear both having pleasant views over the gardens, column style radiator, picture rail, built in wardrobes, door to;

EN SUITE SHOWER ROOM

Walk in shower enclosure with chrome shower, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, chrome ladder style heated towel rail, tiled walls, wood effect LVT flooring, down lights, recessed shelving, wall mounted mirror, Velux window to rear aspect.

BEDROOM TWO

13'11 x 11'2 (4.24m x 3.40m)

Column style radiator, picture rail, fireplace, double glazed leaded light window to rear aspect with pleasant views down the garden, door to;

EN SUITE SHOWER ROOM

Walk in shower enclosure with chrome shower having waterfall style shower head and

further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, concealed cistern dual flush low level wc, tiled walls, wood effect LTV flooring, chrome ladder style heated towel rail, recessed shelving, double glazed window to rear aspect with views down the garden.

BEDROOM THREE

14' x 10'2 (4.27m x 3.10m)

Column style radiator, built in wardrobes, double glazed leaded light window to rear aspect with pleasant views down the garden.

BEDROOM FOUR

14' x 10'4 (4.27m x 3.15m)

Column style radiator, built in wardrobes, double glazed leaded light window to front aspect with views over the front garden.

FAMILY BATHROOM

Victorian roll top bathtub with Victorian mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, column style radiator/ heated towel rail, tiled walls, wood effect LVT flooring, double glazed window to rear aspect with pleasant views over the garden.

DETACHED DOUBLE GARAGE

20'5 x 19'9 (6.22m x 6.02m)

With loft ladder to mezzanine storage.

FRONT GARDEN

Set back from the road and accessed via electric double gates with video entry system opening onto a large gravel driveway providing off road parking for multiple vehicles. The front garden is well-established and surrounded with hedged boundaries and a variety of mature trees and plants.

REAR GARDEN

The grounds are an absolute feature of this family home with a sandstone patio abutting the property and gardens extending to both the side and rear elevations with the rear being mainly laid to lawn with mature plants, shrubs and trees, workshop/ potting shed and surrounded by woodlands, also backing onto the well-renowned Wylands fishing lakes. Offering a tranquil and idyllic setting and perfect for the garden enthusiast.

NOTE

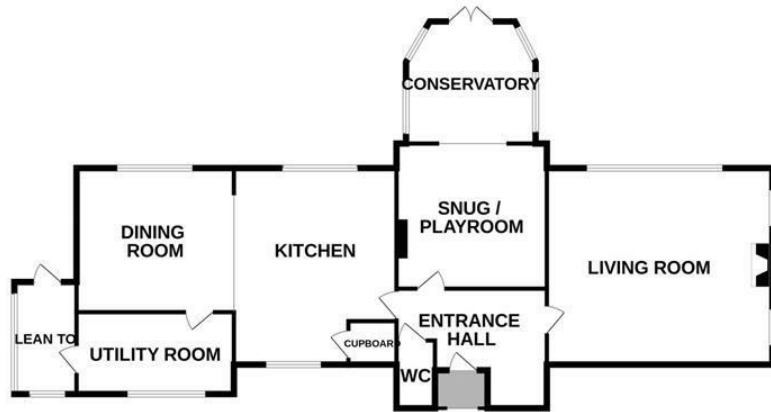
The property has oil fired heating, and a water treatment plant for the sewage. There is planning consent for a two storey rear extension. Further information can be found on the Rother planning portal: RR/2022/1054/P. The grounds are estimated at 1 acre although this is to be verified.



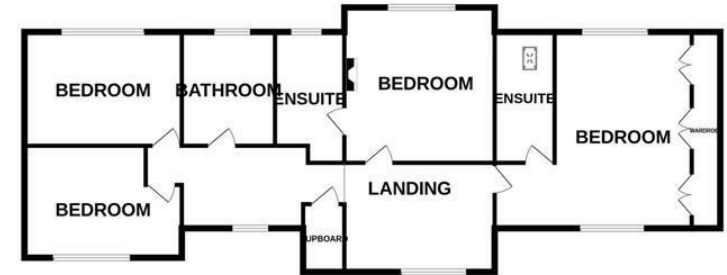




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.