



ESTATE AGENTS

Plot 1 Gracefields, The Green, Battle, TN33 9DJ

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Price £795,000

*** DEVELOPMENT OF THREE EXECUTIVE STYLE HOMES***

PCM Estate Agents are delighted to present to the market this NEWLY CONSTRUCTED DETACHED FOUR DOUBLE BEDROOM, THREE BATHROOM, FAMILY HOME offered to the market CHAIN FREE and with a PROTEC GUARANTEE and a 10 YEAR WARRANTY. Located in this RARELY AVAILABLE RURAL VILLAGE of Catsfield, within close proximity to Battle.

Built to the HIGHEST SPECIFICATION with EXCEPTIONALLY WELL-APPOINTED ACCOMODATION arranged over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, IMPRESSIVE DUAL ASPECT LIVING ROOM, large OPEN PLAN KITCHEN-DINING ROOM, separate UTILITY and TWO DOWNSTAIRS WC's. Upstairs, there are TWO LARGE EN SUITE DOUBLE BEDROOMS, with the master having the addition of a WALK-IN DRESSING ROOM, a family bathroom and TWO FURTHER DOUBLE BEDROOMS all located off a spacious landing. The property also have the benefit of AIR SOURCE HEATING, UNDERFLOOR HEATING and SOLAR panels.

Approached via a block paved drive providing OFF ROAF PARKING for multiple vehicles, INTEGRAL GARAGE and a LEVEL FAMILY FRIENDLY GARDEN with LOVELY VIEWS extending off the back of the house. This DETACHED FAMILY HOME is a fantastic opportunity for someone to buy a beautifully built home in a sought-after coveted village location.

Located within the village of Catsfield, close to popular schooling establishments and nearby local amenities. Please call the owners agents now to book your viewing and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

With frosted glass window to side opening to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodating, wood effect LVT flooring with underfloor heating, inset down lights, door to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, LVT wood effect flooring with underfloor heating.

LIVING ROOM

23'8 into bay x 11'6 (7.21m into bay x 3.51m)

Inset down lights, television point, LVT flooring with underfloor heating, dual aspect room with double glazed sash windows to side and double glazed bay window to front, oak bi-folding partially glazed doors to:

OPEN PLAN KITCHEN-DINING ROOM

20'11 x 15' (6.38m x 4.57m)

Inset down lights, inset down lights, feature pendant hanging lighting over the island, wood effect LVT flooring with underfloor heating, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz countertops and matching upstands over, waist level oven and separate grill, space for American style fridge freezer, integrated dishwasher, island with further storage serving as a breakfast bar with an induction hob, ample space for dining table, sash windows and French doors to rear aspect overlooking and providing access to the garden.

SEPARATE UTILITY

10' x 6' (3.05m x 1.83m)

Wood effect LVT flooring with underfloor heating, double glazed door opening to side providing access to front and rear gardens, inset down lights, ventilation, space and plumbing for washing machine and tumble dryer set beneath quartz worktop with matching upstand, sunken stainless steel sink with mixer tap, fitted with a range of wall mounted cupboards, door leading to integral garage and further downstairs wc.

SEPARATE WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, LVT wood effect flooring with underfloor heating, extractor fan for ventilation, down lights, double glazed opaque glass sash window to rear aspect.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to loft space, airing cupboard, further storage cupboard, newly carpeted flooring with underfloor heating, double glazed sash window to front aspect.

BEDROOM ONE

15'1 x 11'7 (4.60m x 3.53m)

Built in wardrobe, carpeted flooring with underfloor heating, down lights, television point, double glazed sash window to rear aspect with views onto the garden, far reaching views over the Normanhurst Estate and private paddocks, door to:

DRESSING ROOM

8'2 x 5'3 (2.49m x 1.60m)

Newly carpeted flooring with underfloor heating, inset down lights, pocket sliding door to:

EN SUITE

Walk in shower enclosure with chrome shower fixing, waterfall style shower head with further hand-held shower attachment, concealed cistern dual flush low level wc, twin vanity enclosed wash hand basin with mixer taps, storage set beneath and wall mounted mirror over, part tiled walls, tiled flooring with underfloor heating, ladder style heated towel rail, down lights, extractor fan for ventilation, double glazed opaque glass window to side aspect.

BEDROOM TWO

14'5 x 9'9 (4.39m x 2.97m)

Inset down lights, television point, newly carpeted flooring with underfloor heating, double glazed sash window to rear aspect with views onto the garden and far reaching views beyond to open fields, the Normanhurst Estate and private paddocks, pocket door to:

EN SUITE SHOWER ROOM

Large walk in shower enclosure with chrome shower fixing, 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, ladder style heated towel rail, part tiled walls, tiled flooring with underfloor heating, wall mounted mirror, inset down lights, extractor fan for ventilation, double glazed opaque glass window to rear aspect.

BEDROOM THREE

10'9 x 10'6 (3.28m x 3.20m)

Inset down lights, newly carpeted flooring with underfloor heating, double glazed sash window to front aspect.

BEDROOM FOUR

14'3 x 9'5 (4.34m x 2.87m)

Inset down lights, newly carpeted flooring with underfloor heating, double glazed sash window to front aspect.

FAMILY BATHROOM

Panelled bath with chrome mixer tap, separate corner walk in shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and LED mirror over, part tiled walls, tiled flooring with underfloor heating, ladder style heated towel rail, double glazed sash window to side aspect.

INTEGRAL GARAGE

19'9 x 9'6 (6.02m x 2.90m)

Up and over door, power and light.

REAR GARDEN

Sandstone patio abutting the property and wrapping around the side elevation, proving gated access to front. From the patio the garden opens up onto a large relatively level section of lawn with partial close boarded fencing with the bottom section of garden having more of an open boundary with a two bar fence and wired fencing to the rear.

AGENTS NOTE

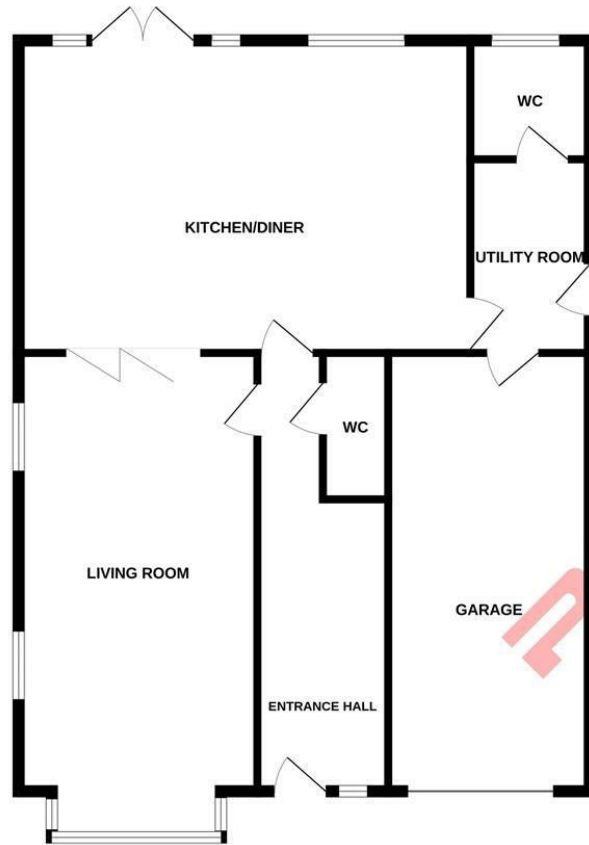
We are advised that the development will be completed by the end of 2024, for eligible buyers there will be the option to reserve one of these properties immediately.



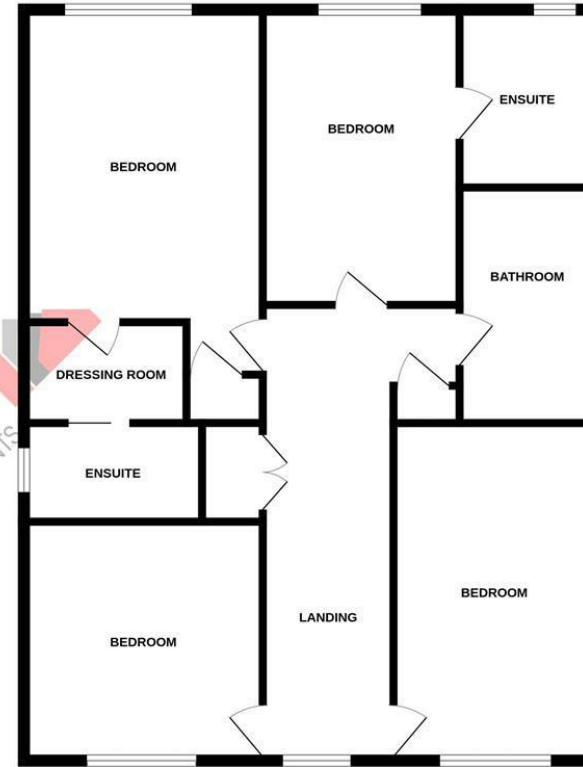




GROUND FLOOR



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			
(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.