



ESTATE AGENTS

**1, The Coppice, Battle, TN33 0UJ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £500,000**



**\*\* GUIDE PRICE £500,000 to £525,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE DETACHED FOUR BEDROOM FAMILY HOME tucked away in a quiet cul-de-sac location and backing onto an area of woodland.

Offering well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM, large KITCHEN-BREAKFAST ROOM, upstairs landing, MASTER BEDROOM with EN SUITE SHOWER ROOM, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a main FAMILY BATHROOM. This modern home offers additional comforts including gas fired central heating, double glazing, GARAGE, DRIVEWAY and an ENCLOSED PRIVATE REAR GARDEN with a brick built barbequing area and pizza oven. The property also benefits from having direct access into the area of WOODLAND behind.

Located within easy reach of popular schooling establishments and amenities within Battle, with its mainline railway station having convenient links to London.

Viewing comes highly recommended to secure this CHAIN FREE FOUR BEDROOM DETACHED MODERN HOME, call now to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, double radiator, under stairs storage cupboard, quarry stone tile flooring, doors to:

#### **DOWNSTAIRS WC**

Low level wc, pedestal wash hand basin, radiator, quarry stone tiled flooring, double glazed obscured glass window to front aspect.

#### **LIVING ROOM**

19' into bay x 12'3 (5.79m into bay x 3.73m )

Wood flooring, coving to ceiling, down lights, double radiator, television point, fireplace with wood burner, double glazed bay window to front aspect, wooden double opening doors to:

#### **SEPARATE DINING ROOM**

12'9 x 10'5 (3.89m x 3.18m)

Continuation of the wood flooring, double radiator, coving to ceiling, down lights, double glazed French doors to garden, door opening to:

#### **KITCHEN-BREAKFAST ROOM**

18'4 max x 13'6 max (5.59m max x 4.11m max )

Down lights, quarry stone tile flooring, space for breakfast table, fitted with a range of solid wood eye and base level cupboards and drawers, worksurfaces, double ceramic Belfast sink

with mixer tap, Belling range style five ring gas cooker with double oven grill and plate warmer, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, two light tunnels allowing natural light to flow into the space, two double radiators, double glazed windows to rear aspect with views onto the garden, double glazed door to side aspect providing access to the garden.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch providing access to loft space, built in cupboard, double glazed window to side aspect.

#### **MASTER BEDROOM**

12'2 x 10'11 (3.71m x 3.33m)

Built in double wardrobe, coving to ceiling, radiator, double glazed window to front aspect with lovely far reaching views over countryside and open fields, door to:

#### **EN SUITE**

Low level wc, vanity enclosed wash hand basin, walk in shower, part tiled walls, down lights, wall mounted vanity unit, double glazed window with obscured glass to side aspect.

#### **BEDROOM**

11'8 x 10'3 (3.56m x 3.12m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

9'9 x 7'4 (2.97m x 2.24m)

Radiator, built in wardrobe, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

7'1 x 6'5 (2.16m x 1.96m)

Radiator, built in wardrobe, double glazed window to front aspect with views over rooftops, out to countryside and open fields.

#### **FAMILY BATHROOM**

Panelled bath, low level wc, wash hand basin, mixer tap and shower attachment, down lights, partially wood panelled walls, tiled flooring, double glazed obscured glass window to side aspect.

#### **REAR GARDEN**

Enclosed and private with gated access into the woods at the rear of the property, wooden shed, barbequing area and pizza oven, area of lawn, patio abutting the property, gated side access and a leafy backdrop onto the woods.

#### **GARAGE**

16'9 x 9' (5.11m x 2.74m)

Up and over door power and light, gas meter, consumer unit for the electrics, apex roof.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, area of lawn.





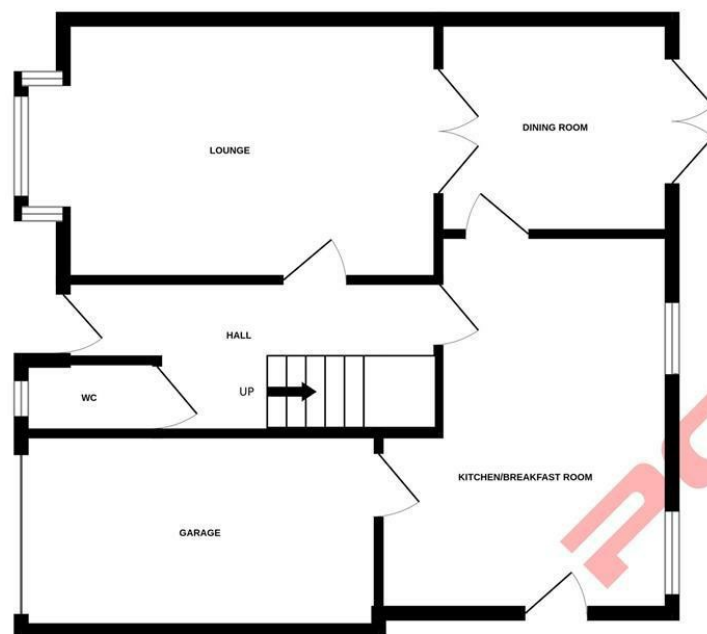




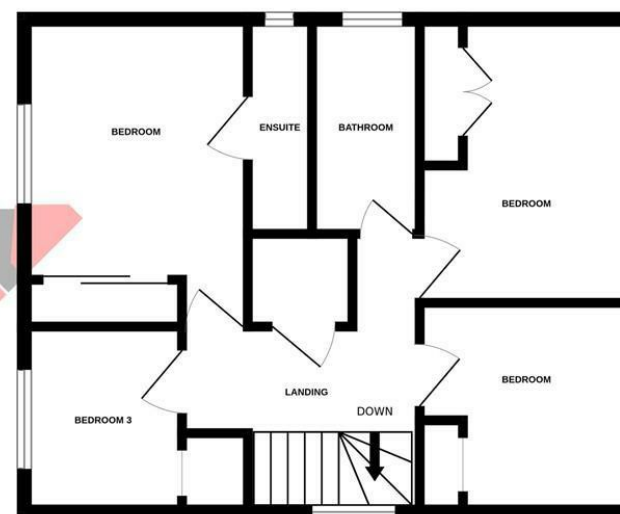




GROUND FLOOR



1ST FLOOR



## THE COPPICE

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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.