

**RUSH  
WITT &  
WILSON**



**Primrose Cottage Standard Hill, Battle, East Sussex TN33 9NJ  
£595,000**



**A beautiful four bedroom semi detached house, situated in this serene semi rural location, with beautiful views, backing onto country side and fields. Full of character and charm throughout, the property comprises, large living room, snug, open plan kitchen / dining room, orangery, four double bedrooms, family bathroom and ensuite. Other internal benefits include oiled fired central heating system & double glazed windows and doors. Offering a total plot size of approx. 1.5-acres of stunning gardens, mature wild woodland and large frontage, providing a tranquil and scenic backdrop to your daily life, with an additional timber framed car port providing sheltered parking for several vehicles. The property is within the catchment area for Claveram College. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



### **Entrance Hallway**

Obscured glass panelled entrance door, window to the side elevation, stairs leading to the first floor, radiator, herringbone flooring, double doors leading to living room.

### **Living Room**

16'2" x 12'11" (4.95 x 3.96)

Double glazed windows to the rear elevation overlooking the garden, and across fields, herringbone flooring, feature fireplace with log burning stove, radiator, additional vertical radiator.

### **Downstairs WC**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, double glazed window to the side elevation, tiled flooring.

### **Inner Hallway**

Housing the oil fired boiler and various storage units.

### **Snug**

9'6" x 9'4" (2.91 x 2.86)

Glass panelled door leading out onto the garden with distant views across fields, herringbone flooring, radiator, opening leading to kitchen/dining room.

### **Open Planned Kitchen/Dining Room**

24'2" x 13'10" (7.38 x 4.22)

Modern fitted kitchen with range of matching wall and base level units with wood straight edge worktop surfaces, kitchen island with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, five ring propane gas hob with extractor canopy above, space and plumbing for washing machine and dishwasher, integrated microwave, space for freestanding American style fridge freezer, dual aspect with windows to the front and side elevations, door leading through to orangery, radiator and additional vertical radiator.

### **Orangery**

12'10" x 12'5" (3.93 x 3.81)

Windows and doors to the side and rear elevation, beautiful views across the rear garden and adjoining countryside.

### **First Floor Landing**

Windows to the side elevation, access to roof space via loft hatch.

### **Bedroom One**

14'11" x 12'2" (4.55 x 3.71)

Vaulted ceiling, feature double glazed floor to ceiling window overlooking the rear garden with beautiful far reaching views over fields and countryside, exposed wood flooring, radiator.

### **En-Suite**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls and chrome shower attachment, chrome showerhead, radiator, obscured double glazed windows to the side elevation.

### **Bedroom Two**

11'10" x 10'7" (3.62 x 3.24)

Double glazed window to the rear elevation, radiator, exposed wood flooring.

### **Bedroom Three**

10'3" x 9'5" (3.14 x 2.88)

Double glazed window to the rear elevation, radiator, exposed wood flooring.

### **Bedroom Four**

9'2" x 8'6" (2.80 x 2.61)

Double glazed window to the side elevation, radiator, exposed wood flooring, large built in cupboard with slatted shelving

### **Bathroom**

Suite comprising, wc with low level flush, bidet, panelled bath with chrome controls and additional wall mounted shower attachment and chrome showerhead, pedestal mounted wash hand basin with mixer tap, part tiled walls, obscured double glazed windows to the side elevation, radiator.

### **Outside**

#### **Car Port**

Offering sheltered parking for several vehicles.

#### **Front Garden**

Well established with various plants, trees and shrubs, area laid with pebbles, path leading to front door, gated giving access onto side / rear garden, drive way providing off road parking for multiple vehicles.

### **Rear Garden**

Approx. 1.5 acres in side including woodland, patio area suitable for alfresco dining, lawn area, beautifully established, backing onto country side and fields, enclosed to all sides offering privacy and seclusion, gated side leading to front, large garden shed.

### **Woodland**

Stunning tree lined woodland, extensive in size, secluded and enclosed offering privacy and seclusion, full of wildlife and beauty.

### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.



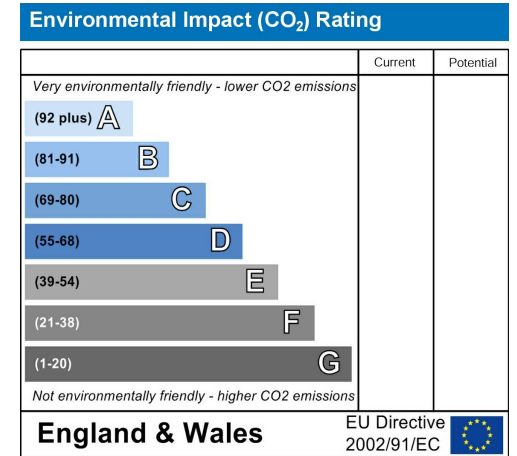
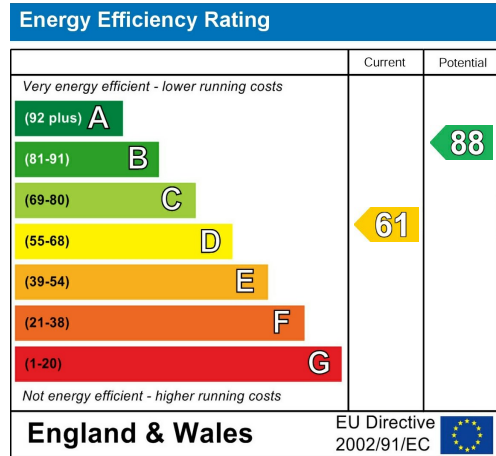
1ST FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.

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 ©2024



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk