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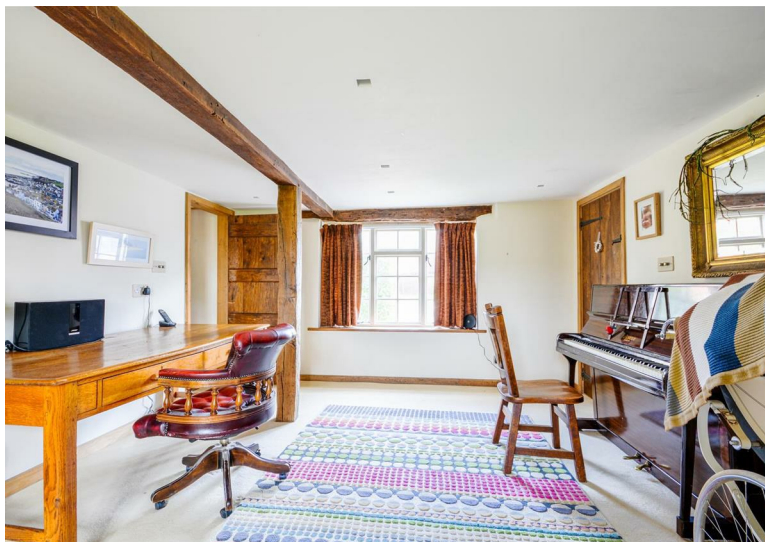
**Peppering Eye Farm, Peppering Eye, Battle, East Sussex TN33 0ST  
Offers In The Region Of £1,600,000**



This imposing detached Oast house occupies an idyllic rural setting in an AONB on a private no-through lane. Yet is conveniently only 1.5 miles from a mainline station serving London Charing Cross and has access onto the 1066 pathway, which leads to the bustling market town of Battle, with an excellent selection of shops, amenities and both private and public schools. \*\*\*And benefits from planning permission to create two holiday cottages from the former piggery reference RR/2019/2249/P\*\*\*

This stunning property has been sympathetically extended and restored by the present owners and now offers versatile and spacious accommodation which could suit those seeking dual occupancy. Comprising a dual aspect drawing room with central fireplace, roundel sitting room, two further reception rooms, kitchen/dining room with a vaulted ceiling, home office, walk-in pantry, boot room, boiler/utility room and two cloakrooms. The first floor is arranged with a large landing and five bedrooms with a dressing room to the master bedroom and a well appointed family bathroom. There is further scope to convert the second floor roundel room to a bedroom with an additional bathroom subject to an earlier planning application.

Outside there are numerous outbuildings, ample parking and 5.06 acres arranged as garden, four paddocks and ancient woodland with a natural pond.



The property is approached on a private no-through lane. ( which is owned by the property from Telham Lane till just over the bridge at Powdermill Stream.

### Pitch Tiled Oak Framed Porch

An impressive solid wood double front door leading into:-

### Drawing room

25'96 x 16'88 (7.62m x 4.88m)

This stunning room enjoys a dual aspect to the front and rear of the property and has double doors with access onto the rear sun terrace, with a striking central brick exposed chimney with double sided wood burning stove, natural stone flooring with zoned underfloor heating, three traditional radiator, wall mounted lighting and oak staircase to first floor

### Inner Hall

Natural stone flooring with under floor heating and inset lighting.

### Office

7'53 x 11'99 (2.13m x 3.35m)

With a window to side aspect, exposed original exterior wall, natural stone flooring with under floor heating, radiator, inset ceiling lighting and wooden door with front access. (Ideal if you work from home and require private access)

### Kitchen/Dining Room

22'9 x 15'17 (6.93m x 4.57m)

This stunning room is a more recent sympathetic addition to the property and provides a social entertaining area with ample room for the family to be seated around a large table and with a further seating area arranged to enjoy the views over the garden via the wooden bi-folding doors. Which when fully open extends the entertaining space into the garden.

The kitchen comprises of bespoke craft oak units with glass display cabinets, open pan storage, a combination of wooden and fired granite work surface, double ceramic butler sink with mixer tap, integral dishwasher and pull out bin drawer, space for fridge/freezer, range oven with cooker hood over and wine cooler. The rustic farmhouse feel of the kitchen is enhanced by the reclaimed brick block flooring with under floor heating and the reclaimed exposed beams in the vaulted ceiling which extends to a mezzanine storage area. There is a combination of pendant, inset and wall lighting and floor uplighters.

### Pantry

6'21 x 3'95 (1.83m x 0.91m)

Fitted with wall and base units with a worksurface over, reclaimed brick block flooring, window to side aspect and inset ceiling lighting.

### Boot Room

8'22 x 12'43 to the max (2.44m x 3.66m to the max)

This practical room has ample space for coats, boots and dogs beds. With reclaimed brick floor with under floor heating, work surface with space under for fridge and freezer, inset ceiling lighting and a stable style door with garden access.

### Cloakroom

Fitted with a high level w.c, pedestal wash hand basin with hot and cold taps, inset ceiling lighting, radiator and window to rear aspect.

### Boiler/Utility Room

8'14 x 4'98 (2.44m x 1.22m)

Housing the base mounted oil fired boiler which naturally heats this room making an ideal winter drying room. Fitted with a work surface and heating space for a washing machine and tumble dryer, brick block flooring and inset ceiling lighting.

Leading back on the drawing room via a wooden latch door:-

### Reception Room Two

12'25 x 17'15 (3.66m x 5.18m)

With a window to front aspect, stable style door with rear garden access, inset ceiling lighting and radiator. This room was once the kitchen and is worth noting its location within the property could suit anyone looking for dual occupancy as it forms a natural divide on the ground floor and with the adjoining room having sperate access to the first floor.

### Cloakroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, radiator and window to rear aspect.

### Reception Three/Music Room

16'76 x 10'63 (4.88m x 3.05m)

Enjoying a dual aspect via windows to the front and rear of the property with stairs to the first floor, inset ceiling lighting and radiator. Opening directly into the sitting room the two rooms linked together make an excellent social space for entertaining.

### Roundel Sitting Room

19'23 in diameter (5.79m in diameter )

Flooded with light via four windows with aspect to the front and rear of the property, inset ceiling and pendant lighting, exposed brick hearth and surround housing a wood burning stove and two radiators.

### First Floor

### Landing

Windows to front aspect, inset wall lighting, exposed beams in a semi vaulted ceiling.

### Pocket/Landing Area

11'10 x 12'69 (3.61m x 3.66m)

The landing opens into this area which the current owners refer to as the pocket (which traditional refers to the room where the hops were transferred to sacks known as 'pockets' ). Making an ideal study or play area with window to front aspect, traditional radiator and inset ceiling lighting.

### Bedroom One

11'58 x 17'20 (3.35m x 5.18m)

enjoying a dual aspect to the front and rear of the property with stunning far reaching rural views, inset lighting, traditional radiator.

### Dressing Room

12'09 x 6'54 (3.89m x 1.83m)

Window to side aspect with stunning rural views, airing cupboard housing the mega flow hot water cylinder, two built-in wardrobes one with access to the eaves storage, inset ceiling lighting and radiator. (This could be subject to requirements be converted to an en-suite if required)

### Bathroom

8'42 x 13'73 (2.44m x 3.96m)

Fitted with a Chadder and Co suite comprising a high level w.c, claw footed double ended bath with mixer tap and shower attachment, corner shower cubicle with fixed rainfall shower head, 'his and 'hers' wash hand basins with hot and cold taps, part tiled walls, exposed floorboards, window to rear aspect, traditional radiator with towel rail and ceiling lighting.

### Bedroom Four

6'33 x 12'68 (1.83m x 3.66m)

Window to rear aspect, inset ceiling lighting and radiator.

### Landing

Window to rear aspect, ceiling and wall mounted lighting and return stairs down to reception room three.

### Bedroom Three

7'62 x 13'94 (2.13m x 3.96m)

With a curved wall abutting the roundel, window to front aspect, ceiling lighting and radiator.

### Bedroom Two

18'24 x 9'15 irregular shape (5.49m x 2.74m irregular shape)

Window to front aspect, radiator and wall and ceiling mounted lighting.

### Bedroom Five

9'06 x 10'60 irregular shape (2.90m x 3.05m irregular shape)

Window to side aspect, radiator, ceiling lighting and two built in cupboards.

### Rondel Room/Potential Bedroom with Bathroom

17'91 diameter narrowing above to 14'21 (5.18m diameter narrowing above to 4.27m)

The roundel is currently used as storage and has two windows and an open aspect up into the roof void. However there is scope to create a further bedroom with a bathroom above subject to revisiting the planning application RR/2004/3107/P.

### Garden

Fence enclosed with gated access to the yard and outbuilding. Mainly laid to level lawn with a paved sun terrace adjacent to the rear of the property positioned to enjoy the sun through-out the day.

### Land

Extending to approximately 5.06 acres and comprises of garden, four fenced and gated paddocks, two with field shelters and an area of ancient woodland believed to date from Saxon times with a natural pond.

### Outbuildings

Dutch Barn 60' x 24' with five bar gated access and 20' wide lean-to.

Redundant Piggery. It is worth noting that there is an undecided planning application to replace the piggery with two holiday lets. Please refer to RR/2019/2249/P.

Timber open stable 16'01 x 11' with access to a tack shed. There is a further smaller stable accessed via the garden.

### Detached Garage

17'9 x 32'3 (5.41m x 9.83m)

With two up and over doors. Ample parking is available in front of the garage and in front of the property.

### Agent Notes

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.

Council Tax Band F

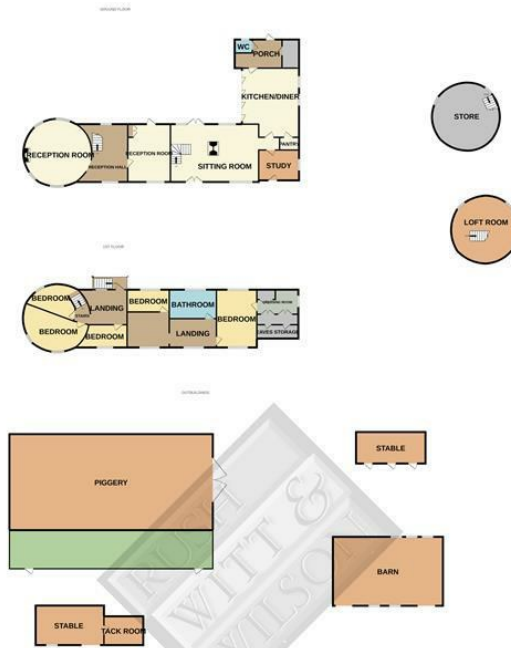
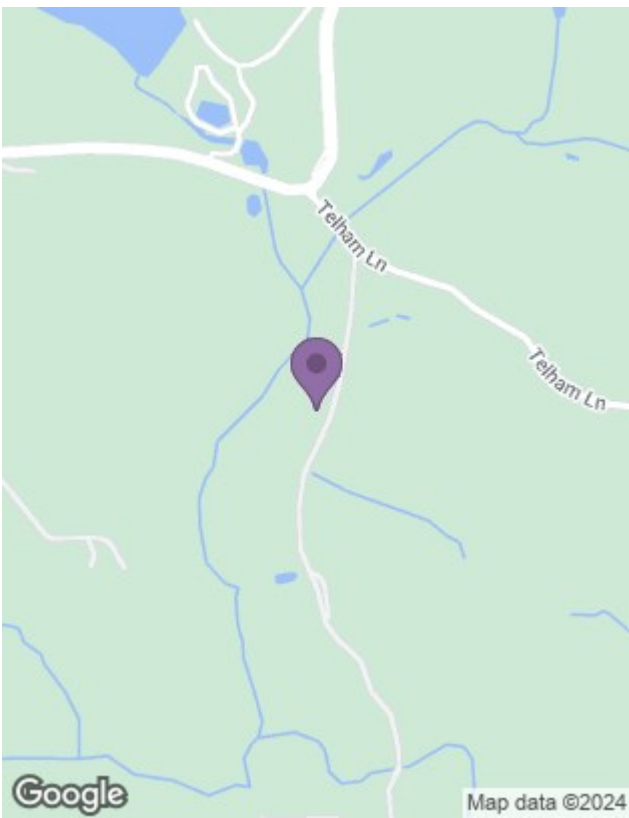












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
	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	
Current: <b>57</b>	Potential: <b>72</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current: <b>57</b>	Potential: <b>72</b>
England & Wales	EU Directive 2002/91/EC



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