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**The Old Barrack Inn, Whatlington Road, Battle, TN33 0JN**



**Situated in a rarely available and highly desirable location is this substantial detached period property dating back to the 1700's, which has been sympathetically extended and improved over the years by the present owners and is set in approximately 0.87 acres enjoying magnificent rural views.**

**The versatile accommodation benefits from a wealth of delightful original internal period features and comprises an entrance porch with double oak doors, entrance hall with original brick courtyard now forming the flooring. A triple aspect sitting room with an inglenook fireplace, attractive wood panelled drawing room, kitchen, conservatory, utility room, cloakroom and cellar. To the first and second floor there are 4/5 bedrooms with the master benefiting from a dressing area and en-suite, along with an en-suite to the guest bedroom, a family bathroom, study and the attic hobbies room/fifth bedroom.**

**Outside the property is further enhanced by a newly laid driveway, recently constructed double garage, a timber home office and a detached timber spa housing a sauna, shower, toilet and hot tub. All set within stunning mature gardens that overlook the neighbouring countryside, whilst only being a short distance from the bustling High Street, mainline station serving London Charing Cross and excellent local state and private schools.**

**Available to the market chain free**





Property approached via the driveway that leads down to the detached garage. A pathway or steps then approach the side of the property with exterior lighting and covered entrance.

#### Entrance Porch

Wooden and double glazed front door, wooden flooring, ceiling lighting, window to side aspect, power point and window with aspect into entrance hall and wooden glazed door leading into:-

#### Entrance Hall

10'6 x 8'5 (3.20m x 2.57m)

With beautifully reclaimed and laid original flooring, exposed timbers, ceiling lighting, under stairs cupboard, wood panelling and traditional radiator  
Wooden and bevel glazed French doors leading into:-

#### Sitting Room

19'8 x 20'3 reducing to 13'5 (5.99m x 6.17m reducing to 4.09m)

This stunning room enjoys a triple aspect via double glazed windows and two sets of double glazed French doors, with an impressive brick inglenook fireplace housing a wood burning stove, wooden flooring, attractive wood panelling. door to cellar, stairs to first floor, wall mounted lighting and two traditional radiator.

#### Utility Room

9'2 x 6' (2.79m x 1.83m)

Accessed via the entrance hall and fitted with a matching range of wall and base mounted units with a work surface over, butler sink with hot and cold taps tap, tiled floor, double glazed window to side aspect, stable style door with garden access, ceiling lighting, wall mounted gas fired boiler, exposed timbers and space for washing machine and tumble dryer.

#### Cloakroom

Fitted with a high level w.c and wall mounted lighting.

#### Drawing Room

22'2 x 15' to the maximum (6.76m x 4.57m to the maximum)

Steps lead up from the entrance hall into this impressive room with attractive wood panelling, double glazed windows to front and side aspect, wall mounted and ceiling lighting, two traditional radiators, exposed brick fireplace, wooden latch door with stairs to first floor and further door to the hallway.

#### Hallway

With stained glass window to front aspect, ceiling lighting, traditional radiator, original wood panelling, stairs to first floor and steps down leading to the kitchen with space under the stairs for a fridge/freezer.

#### Kitchen

14'7 x 8'4 (4.45m x 2.54m)

Fitted with a matching range of cream wall and base mounted units with drawers and a complementing work surface over, double bowl ceramic sink with mixer tap, space for range oven with cooker hood over, space for dishwasher, double glazed windows with aspect onto the garden and conservatory, exposed wall and ceiling timber, ceiling lighting, return door to entrance hall and door into:-

#### Conservatory

21' x 13' to the maximum (6.40m x 3.96m to the maximum)

Enjoying a stunning outlook of the rear and side garden with a feature circular wooden and glass table incorporating the well, tiled floor, lighting and double doors leading onto the substantial sun terrace.

#### First Floor

There are three stair cases leading up to the first floor. The main leading from the sitting room.

#### Galleried Landing

This split level galleried landing has a double glazed window to side aspect, ceiling and wall lighting, exposed timber and a mezzanine area that is accessed from a pull down ladder in the hatch, allowing access in turn to the door into the loft space. Which is boarded and has lighting.

#### Bedroom One

10' x 14'7 (3.05m x 4.45m)

This delightful room is ideally positioned to enjoy the breath taking far reaching rural views to the rear via double glazed double that lead onto the wooden and glazed balcony ideal for enjoying the sunrises. There is a further double glazed window, ceiling lighting and an exposed beam.

#### Dressing Area

7'4 x 5' (2.24m x 1.52m)

Fitted with wardrobes and with inset lighting and doorway leading into:-

#### En-suite Shower Room

5'9 x 9'3 (1.75m x 2.82m)

Recently appointed and comprising a high level w.c, pedestal wash hand basin with hot and cold taps, large walk-in shower with fixed glass screen and concealed fittings with fixed rainfall shower head and handheld attachment. tiled floor, part tiled wall, inset ceiling lighting, extractor, heated towel rail incorporating a radiator and double glazed window to side aspect.

#### Bedroom Four

8'2 x 7'1 (2.49m x 2.16m)

Currently arranged as a dressings room with built-in wardrobes, ceiling lighting and double glazed window to rear aspect with stunning rural views.

#### Inner Landing

With ceiling lighting, fire door and exposed timbers.

#### Bathroom

4'6 x 7'2 (1.37m x 2.18m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower over, part tiled walls, ceiling lighting, extractor and towel rail.

#### Study/Office

17'8 x 8'1 (5.38m x 2.46m)

Enjoying stunning rural views to the rear and side via double glazed windows, ceiling lighting, radiator, airing cupboard and return door to second stair case leading from the hallway.

#### Split Landing

With access down to the drawing room.

#### Bedroom Three

10'1 x 10'3 (3.07m x 3.12m)

With double glazed windows to front aspect, ceiling lighting, traditional radiator, exposed floor boards and lead glazed window into the landing.

#### Bedroom Two

12' x 15'4 (3.66m x 4.67m)

With double glazed windows to front aspect, ceiling lighting, exposed brick fireplace, exposed timbers and traditional panelling and latch door leading into:-

#### En-suite Bathroom

15' x 6'5 (4.57m x 1.96m)

Fitted with a high level w.c, wash hand basin with hot and cold taps, radiator, ceiling lighting, steps lead up to an area with a large corner bath with hot and cold taps and electric shower over and double glazed windows

#### Second Floor

Accessed via the stairs on the hallway that lead to a small landing with built-in storage cupboard, door to study and stairs that lead up into:-

#### Hobbies Room/Bedroom Five

28'10 x 8'6 (8.79m x 2.59m)

With a vaulted ceiling and exposed ceiling timbers, split level floor, flooded with light via two Velux windows and double glazed window to rear aspect with stunning rural views, exposed floorboards, lighting and traditional radiator.

#### Wine Cellar

21'9 x 17'1 (6.63m x 5.21m)

This cellar is of an even temperature all year round and is accessed from the sitting room. Featuring ample space for wine with lighting.

#### Outside

#### Detached Timber Spa

17'2 x 11'8 and 13'3 x 10' (5.23m x 3.56m and 4.04m x 3.05m)

The detached timber spa is arranged currently as two rooms the first has a sauna with space for the washing machine and tumble dryer, but could also accommodate some gym equipment making this a great home gym. with tiled floor, lighting windows and further double barn style doors opening up onto the garden. Cloakroom housing a low level w.c and wash hand basin. Leading through to the room housing that large 'Arctic spa' hot tub with windows to front and rear and a shower.

#### Detached Double Garage

19'8 x 18'7 (5.99m x 5.66m)

Recently constructed in a sympathetic Sussex style with two garage doors, power lighting, eaves storage, window to rear aspect and pedestrian door.

#### Timber Office/Outbuilding

15'8 x 7'9 (4.78m x 2.36m)

A fully insulated space, clad with traditional oak boards, with wooden door providing access from the side garden, a window overlooking the garden, with power and lighting. Having been used previous as a hobbies room it could be utilised also as a home office.

#### Garden

The stunning gardens extend to approximately 0.87 acres and enjoy and excellent degree of privacy with a substantial sun terrace adjacent to the rear of the property making an ideal spot for outdoor entertaining with easy access from the house and to the spa, with a wisteria covered pergola, boules pitch, underground 4500litre water storage tank and raised flower planted beds.

To the side of the property there is an area laid to lawn with a number of mature shrubs, trees and flower and rose beds with a timber shed and access to the timber office. The principally garden is laid to lawn and gently slopes away with stunning views over the neighbouring countryside and planted with a well establish selection of trees, hydrangeas, azaleas and rhododendron with a gazebo seating area.

#### Agents 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













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	
75	53
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	

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