

**RUSH
WITT &
WILSON**



**Oaklands London Road, Battle, TN33 0LS
£995,000**

Rush, Witt & Wilson are delighted to present to the market this truly unique home in a 0.48 acre plot (TBV) on the outskirts of Battle.

Built by the current owners in the early 2000's to the highest energy efficiency standards of the time, the property was constructed using an English Oak frame sourced from English Heritage buildings in Woods Corner. With the house providing a cost effective and extremely comfortable home, it has not been on the market since being built.

This phenomenal home provides a fantastic opportunity for any family looking for a multi-generational household, offering the idiosyncratic mix of a main four bedroom family home, with an attached, but entirely self-contained three bedroom annexe.

The accommodation in principle in the main home comprises, entrance porch, laundry room, downstairs WC, large hallway, a snug with office space beyond, an beautiful open plan sitting room, leading to a dining area with full length windows, beyond is the kitchen/breakfast room. To the first floor there are four bedrooms, two of which have en-suites, along with a family bathroom.

The accommodation in the annexe comprises, entrance into the interconnecting boot room with the main house, downstairs WC, kitchen/diner and living room, to the first floor there are three well appointed bedrooms and a family bathroom.



Entrance Porch

Accessed via double glazed door. Vinyl tiled flooring, doors to:

Laundry Room

7'58 x 8'67 (2.13m x 2.44m)

Lino flooring, double glazed window to front, space and plumbing for washing machine, space and plumbing for tumble dryer, ample storage space, economy 7 heater, megaflow water tank.

Downstairs WC

5'04 x 4'48 (1.63m x 1.22m)

Lino flooring, double glazed window to front, pedestal wash hand basin, low level WC, electric heater.

Hallway

Pine flooring, feature oak beams, stairs rising to first floor.

Snug & Office Space

16'96 x 10'91 (4.88m x 3.05m)

Open Plan from Hallway. Continuation of pine flooring, oak beams, two double glazed windows to side, tucked away office space beyond.

Living Room

19'05 x 14'38 (5.92m x 4.27m)

Continuation of pine flooring, oak beams, two double glazed windows to side overlooking the rear garden, feature Heta wood burner with log storage below and a slate hearth, storage cupboard. Open plan access into:

Dining Area

14'40 x 15'07 (4.27m x 4.75m)

Continuation of pine flooring, oak beams, full length double glazed windows to side overlooking the rear garden, double glazed patio to leading to the garden. Access to Boot Room. Open Plan access to:

Kitchen/Breakfast Room

18'52 x 12'52 (5.49m x 3.66m)

Designed in the retro style of the 1950's, continuation of pine flooring, oak beams, two double glazed windows to side overlooking the rear garden, double glazed patio doors leading into the rear garden, space for large Belling Range cooker, cooker hood over, matching wall and base units constructed using reclaimed solid wood, one and a quarter bowl farmhouse style sink, space for freestanding fridge/freezer, space for small dining table, large Pantry storage, plinth heater under unit. Heat exchange unit which eliminates condensation and aromas from cooking.

First Floor

First Floor Landing

Galleried landing, pine flooring, vaulted ceilings, airing cupboard, doors to:

Bedroom One

16'43 max x 11'38 (4.88m max x 3.35m)

Pine flooring, exposed oak beams, two double glazed windows to rear, thermostat, storage space.

Bedroom One En-Suite

Low level WC, enclosed shower cubicle, pedestal wash hand basin.

Bedroom Two

14'86 x 9'14 (4.27m x 2.74m)

Pine flooring, exposed oak beams, double glazed window to side, storage over hallway in vaulted ceiling.

Bedroom Two En-Suite

Low level WC, enclosed shower cubicle, pedestal wash hand basin.

Bedroom Three

12'41 x 10'43 (3.66m x 3.05m)

Pine flooring, exposed oak beams, double glazed window to rear, vaulted ceilings.

Bedroom Four

14'14 x 6'76 (4.27m x 1.83m)

Pine flooring, exposed oak beams, double glazed Velux window, spotlights, electric radiator, area for desk behind.

Family Bathroom

8'68 x 6'85 (2.44m x 1.83m)

Double glazed Velux window, bath with shower spray attachment, separate shower cubicle, large sink, low level WC.

Rear Garden for Main House

Two outdoor seating areas, ideal for alfresco dining, leading onto a large area of lawn with path to side, further seating area. Direct access into an area of woodland which is not owned by the property but is available for recreational use.

The Boot Room

A connecting room between the main house and the annexe. Accessed via a door from the driveway, built-in doormat, vinyl tiled flooring, matching wall and base units, worktop space, space and plumbing for washing machine, space for large fridge/freezer. Access to WC with pedestal wash hand basin and low level WC.

The Annexe

Kitchen/Dining Room

18'46 x 10'22 (5.49m x 3.05m)

Engineered oak flooring, a range of matching wall and base units, space for large Belling Range cooker, Belling cooker hood over, one and a quarter bowl sink, three double glazed windows to front, space for freestanding fridge/freezer, space and plumbing for dishwasher, dining area.

Living Room

18'21 x 12'78 (5.49m x 3.66m)

Continuation of engineered oak flooring, two double glazed windows to rear, double glazed patio doors leading to the private area of garden for the annexe, wood burner with slate hearth, large shelving.

First Floor

First Floor Landing

Accessed via carpeted stairs. Carpeted, vaulted ceiling. Access to:

Family Bathroom

9'3 x 7'67 (2.82m x 2.13m)

Engineered oak flooring, shower enclosure, separate bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level WC, double glazed window to front.

Bedroom Two

10'79 x 8'59 (3.05m x 2.44m)

Carpeted, double glazed window to front, built-in storage cupboards.

Inner Hallway

Carpeted, storage cupboard with shelving. Access to:

Bedroom One

9'89 x 9'83 (2.74m x 2.74m)

Carpeted, double glazed window to rear.

Bedroom Three

8'21 x 7'07 (2.44m x 2.31m)

Carpeted, double glazed window to rear.

Double Oak Framed Cart Lodge

Large double Oak framed cart lodge with dedicated log store to one side and further storage available above.

Services

Drainage: Klargester treatment plant.

Gas: No mains gas.

Oil: No oil.

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.

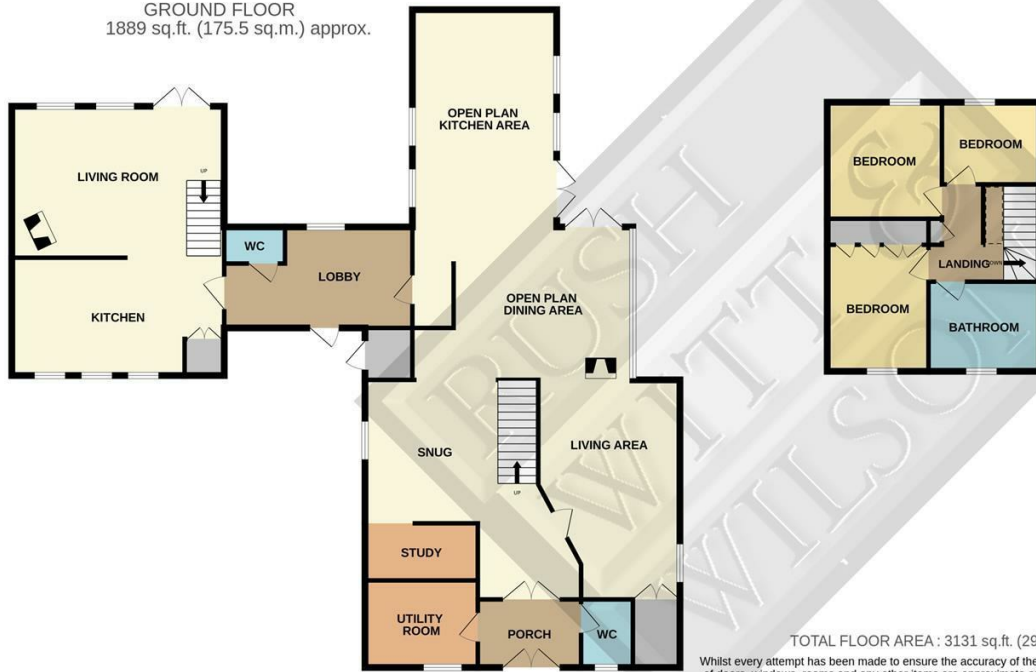
We have been advised by the sellers that the woodland beyond the garden can be used by the property, but is not owned, although enquiries have been made.

For more information in relation to the energy efficiency of the property, please contact the office.

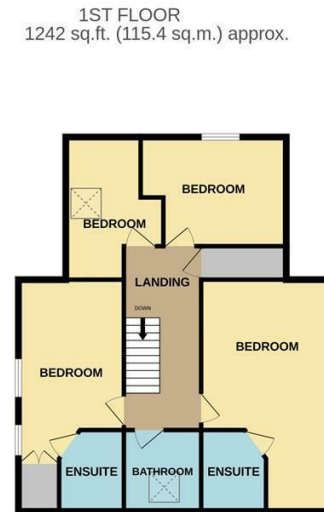
Council Tax: Band F



GROUND FLOOR
1889 sq.ft. (175.5 sq.m.) approx.



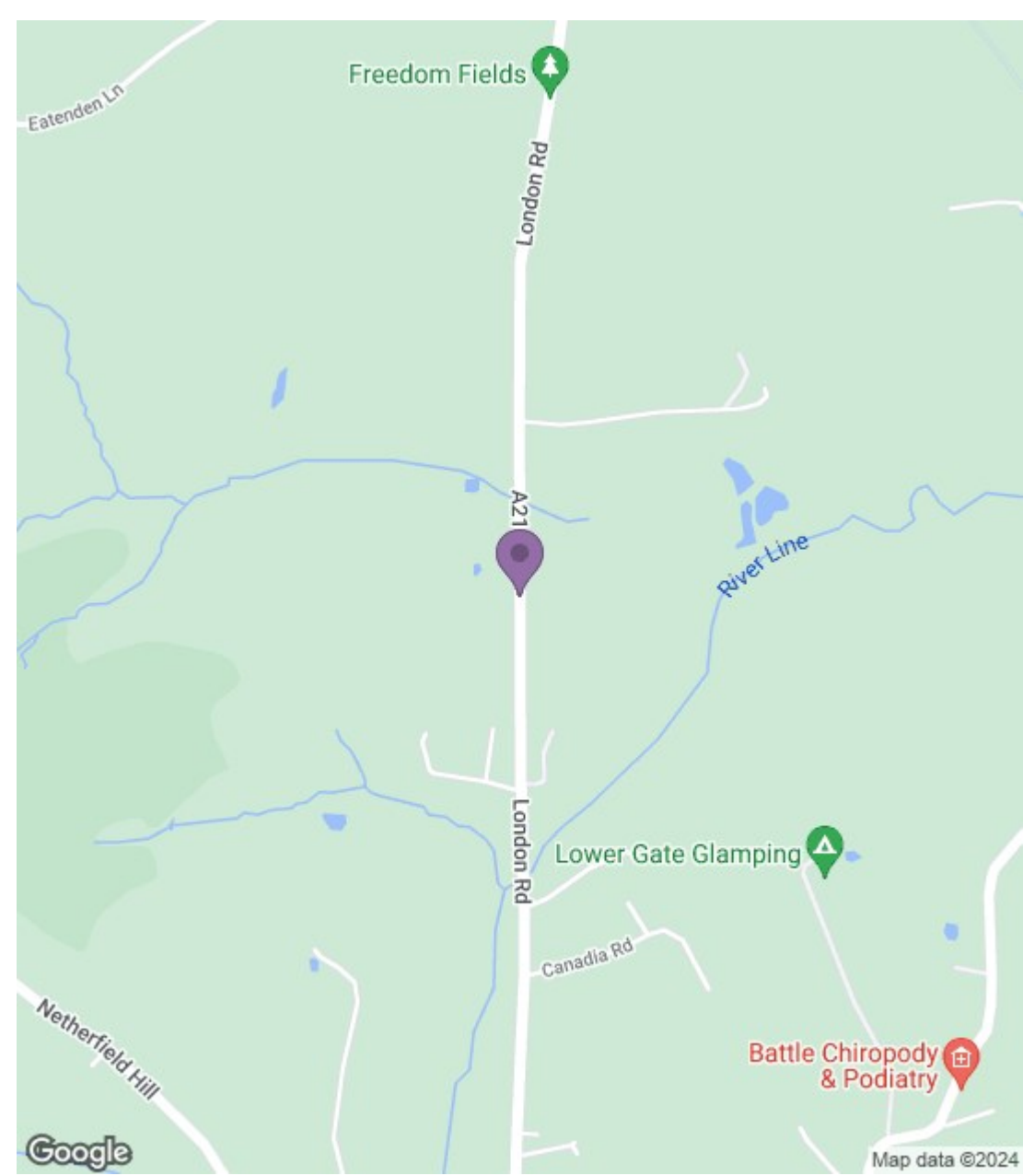
1ST FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA : 3131 sq.ft. (290.9 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.
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Energy Efficiency Rating	
	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	
Current	Potential
	81
61	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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