

**RUSH
WITT &
WILSON**



**19 Claverham Way, Battle, East Sussex TN33 0JE
£724,950**

Nestled in a desirable Cul-de-sac location within walking distance of the local schools and bustling High Street is this superb detached bungalow boasts a generous two-tier garden, perfect for entertaining and play. The property features two reception rooms, five bedrooms, and three bathrooms, providing ample space for a growing family or those who love to host guests.

Upon entering, you are greeted by a welcoming entrance that leads to a fabulous open plan kitchen/dining/family space, illuminated by natural light streaming through double aspect bi-folding doors. The property's extension has been meticulously crafted, offering versatile and spacious accommodation that is sure to meet all your needs.

Parking is a breeze with space for three vehicles and an electric charging point. The formal seating area in the garden provides a tranquil spot to unwind and entertain on the decking, while the children's play area is bathed in dappled light, creating an enchanting setting for little ones to explore and space for a detached timber summerhouse/home office.

If you are looking for an exceptionally well-presented property in a convenient location, this home on Claverham Way ticks all the boxes. Don't miss the opportunity to make this outstanding property your own.



The property is approached via the driveway leading to a composite and glazed front door leading into:-

Entrance Hall

15'5 x 6'7 incorporating the stairs (4.70m x 2.01m incorporating the stairs)

This lovely bright welcoming space is flooded with light via the Velux window in the semi-vaulted ceiling, room for coats and boots, ceiling lighting, radiator and under stairs storage cupboard.

Sitting Room

11'5 x 13'4 (3.48m x 4.06m)

With double glazed window to front aspect fitted with bespoke shutters, ceiling lighting and radiator.

Inner Hall

Inset ceiling lighting.

Bedroom Two

10' x 14'8 (3.05m x 4.47m)

With double glazed window to front aspect with bespoke fitted shutters, ceiling lighting and radiator.

Bedroom Five

9'7 x 10'2 (2.92m x 3.10m)

With double glazed double doors with aspect and access onto the rear garden, ceiling lighting and radiator.

Shower Room

7'5 x 6'4 (2.26m x 1.93m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage drawers beneath, walk-in shower with fixed glass screen concealed fittings, hand held shower and fixed rainfall shower head, part tiled walls, wood effect tiled floor with under floor heating, inset ceiling lighting, extractor, heated towel rail and double glazed obscured window to rear aspect.

Open Plan Kitchen/Dining/Family Room

kitchen 20'4 x 15'5 max then family area 20' x 18' (kitchen 6.20m x 4.70m max then family area 6.10m x)

This stunning open plan living space is the heart of this family home, ideal for entertaining and socializing especially during the summer with two sets of bi-folding doors opening onto the beautiful garden and adjacent decked seating area. The kitchen comprises of an extensive range of matching

wall and base mounted units with concertina wall units and full height pantry style cupboards, further full height cupboards provide space for the washing machine, tumble dryer and wall mounted gas boiler. With a marble work surface extending to a breakfast bar area, inset 1 1/2 stainless steel sink with drainer and mixer tap, integral dishwasher, eye level NEFF double ovens, five ring induction hob with pop up extractor fan, inset and pendant lighting, space for an American style dishwasher and triple aspect double glazed windows.

The kitchen open directly into the dining and family seating area with two large sets of bi-folding doors flooding this room with light and enjoying a view over the garden, inset ceiling lighting and under floor heating.

First Floor

Carpeted stairs leading from the entrance hall and Velux window in the semi-vaulted ceiling.

Landing

With inset lighting.

Bedroom One

21'4 x 14'6 (6.50m x 4.42m)

Enjoying a dual aspect via double glazed windows to the rear with views over the garden and a Velux window to the front, eaves storage, ceiling lighting and radiator.

Opening directly into:-

En-suite Shower Room

8'8 x 5'8 (2.64m x 1.73m)

With a concealed low level w.c, vanity wash hand basin with mixer tap and storage beneath, tiled shower with fixed rainfall shower head, storage space, heated towel rail, under floor heating, inset lighting and Velux window to front aspect.

Bathroom

5'2 x 8'8 (1.57m x 2.64m)

A well appointed suite comprising a low level w.c, vanity wash hand basin with mixer tap, curved 'P' shape bath with concealed mixer tap and shower attachment over, part tiled walls, inset ceiling lighting, extractor, domed roof light, heated towel rail and under floor heating.

Bedroom Three

11'8 x 14'7 (3.56m x 4.45m)

With a double glazed window to rear aspect and Velux window to the front, eaves storage, ceiling lighting and radiator.

Bedroom Four

14'3 x 14'2 (4.34m x 4.32m)

Within the eaves with a double glazed to rear aspect with views over the garden and a further Velux window, inset ceiling lighting, eaves storage and radiator.

Outside

Front Garden/Parking

The front garden is principally arranged to off street parking with electric charging point, gated side access to the rear and an area neatly laid to lawn.

Rear Garden

The stunning and substantial rear garden is arranged as two distinctive areas. The top section is formally laid to lawn with flower planted borders, a timber shed and has a large elevated decked seating area adjacent to the rear of the property, ideal for outdoor entertaining and enjoying the sun through-out the day.

Sleeper steps then lead down to the lower section with further sleeper enclosed borders and opening onto a lawned area with a small stream, mature trees and hedgerow, a vegetable garden and ample space for children to play along with a timber shed and DETACHED TIMBER SUMMERHOUSE/HOME OFFICE with power.

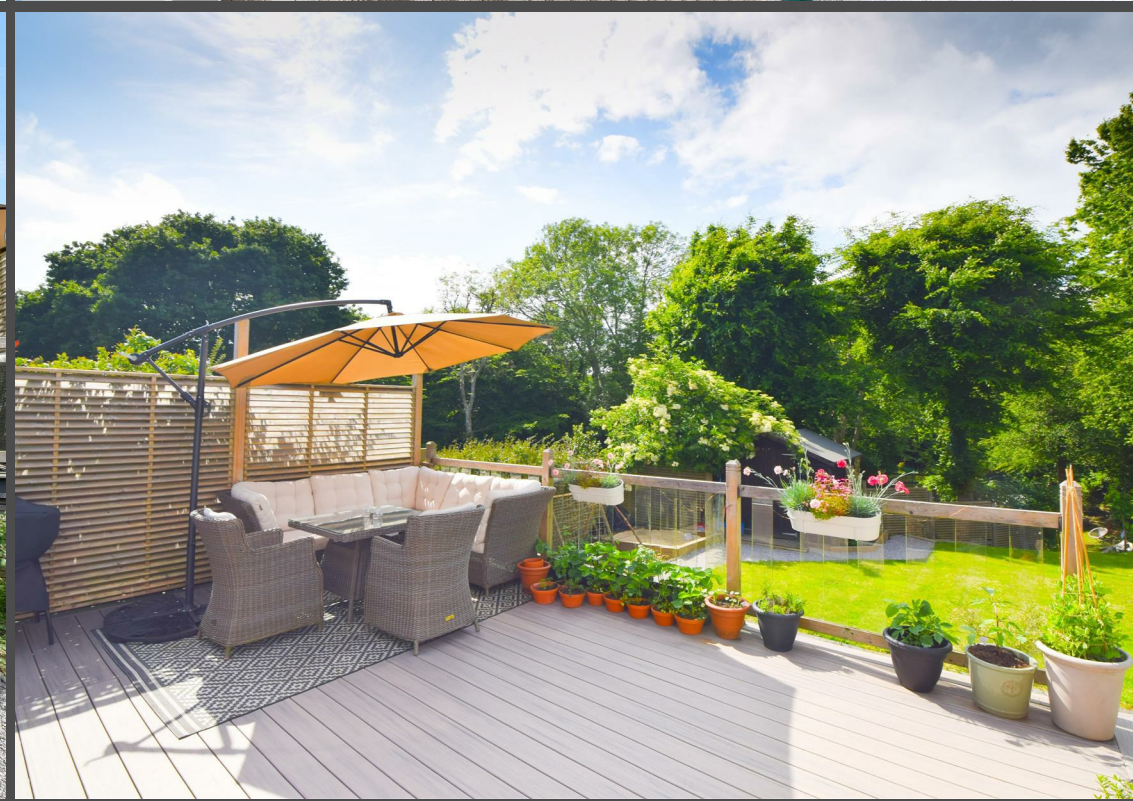
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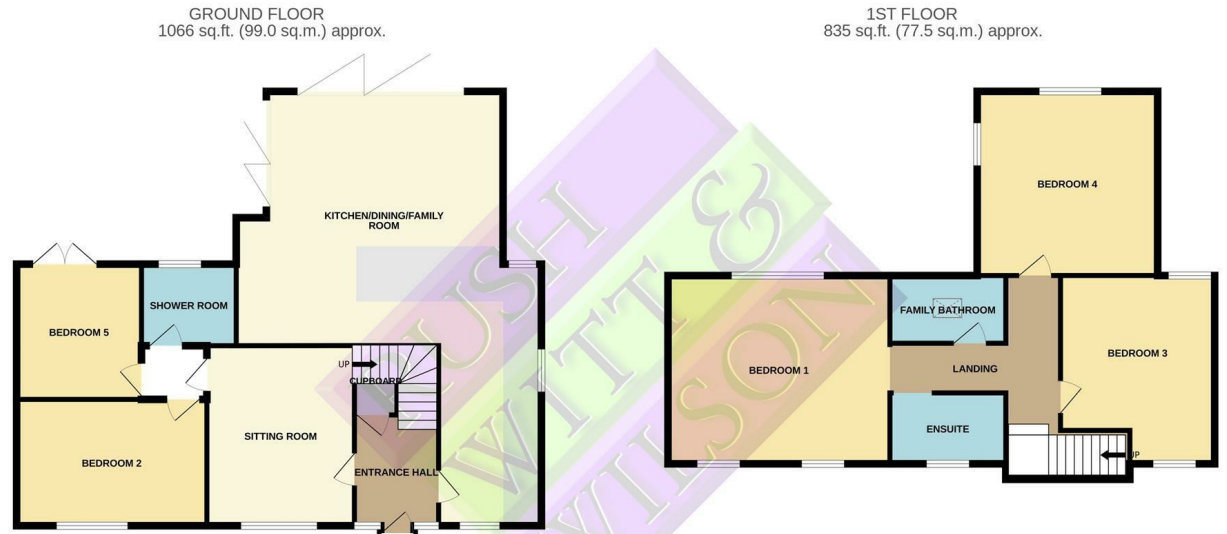
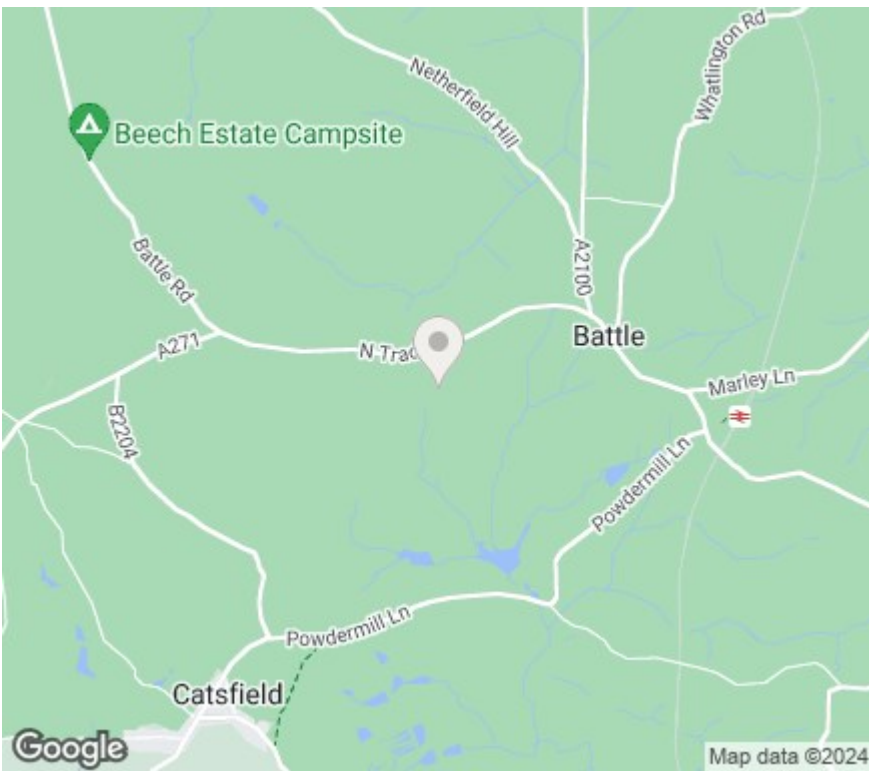
None of the services or appliances mentioned in these sale particulars have been tested.

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 D







TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	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		
England & Wales	EU Directive 2002/91/EC	



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