

**RUSH
WITT &
WILSON**



**25 Starrs Mead, Battle, TN33 0UB
£750,000**

This remarkable detached executive style family home is now available for the first time since new. Boasting three reception rooms and five bedrooms, this property offers spacious and versatile accommodation for a growing family.

Situated at the end of a highly sought-after residential area, this home provides a sense of privacy and tranquillity, with the added bonus of woodland views to the rear. Conveniently located within walking distance of the mainline station, commuting will be a breeze for the new owners.

Upon entering, you are greeted by a welcoming entrance hall leading to a dual-aspect sitting room, dining room, a well-equipped kitchen/breakfast room, utility room, cloakroom, and a study - perfect for those who work from home or need a quiet space to focus or occasional sixth bedroom.

The first floor boasts a galleried landing with a large front-facing window that fills the space with natural light. The five bedrooms offer ample space for the whole family, with an en-suite to the master bedroom and a family bathroom for added convenience.

Outside, the property features well-stocked mature private gardens, complete with a large pergola-covered entertaining area - ideal for hosting gatherings with family and friends. Parking will never be an issue with a double detached garage and ample off-street parking.

Offered to the market chain-free, this property presents a rare opportunity to own a stunning family home in a desirable location. Don't miss out on making this house your new home sweet home.



The property is approached via steps or via the herringbone block paved driveway leading to a large covered entrance with exterior lighting and upvc door leading into:

Entrance Hall

Large 'T' shape entrance with tiled floor, two radiators, carpeted stairs to first floor, under stairs storage cupboard and doors off to the following:

Cloakroom

Double glazed opaque window to front, low level wc, wash hand basin, extractor fan and radiator.

Sitting Room

13' x 22'1 (3.96m x 6.73m)

Enjoying a dual aspect with double glazed window to front and double glazed sliding doors to rear providing views and access onto the rear garden, ornate fireplace with a coal effect gas fire set on a tiled hearth, two radiators and ceiling lighting.

Dining Room

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear aspect, ceiling lighting and radiator.

Kitchen/Breakfast Room

10'6 x 16'4 (3.20m x 4.98m)

Double glazed window to rear, fitted with a comprehensive range of matching wall and base units with open display shelving, work surfaces with a tiled surround, one and a half bowl sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, space for range cooker with gas hob and cooker hood over, cupboard housing gas fired boiler, tiled floor, two radiators, ample space for table and chairs and doorway leading into:

Utility Room

10'7 x 4'7 (3.23m x 1.40m)

Double glazed window to side aspect , uPvc double glazed door with side access, matching wall and base units with work surface over, one and a half bowl stainless steel sink with side drainer and mixer tap, space and plumbing for washing machine, tiled floor, radiator.

Study

7'7 x 10'8 (2.31m x 3.25m)

Double glazed window to front aspect, radiator and ceiling lighting.

First Floor

Galleried Landing

12'7 x 6'1 (3.84m x 1.85m)

Opaque double glazed floor to ceiling window flooding the area with natural light, access to loft space, airing cupboard housing hot water cylinder and doors off to the following:

Bedroom One

15' x 12'3 (4.57m x 3.73m)

Double glazed window to rear enjoying a delightful outlook over the garden and adjoining woodland, fitted with a comprehensive range of built-in wardrobes, overhead cupboards and bedside tables, radiator, door leading into:

En-Suite Shower Room

9'3 x 5' (2.82m x 1.52m)

Double glazed window to side, low level wc, vanity wash basin with mixer tap and storage beneath, large shower cubicle, part tiled walls, tiled floor, chrome heated towel rail, extractor fan and ceiling lighting.

Bedroom Two

12'7 x 9'3 (3.84m x 2.82m)

Double glazed window to front aspect, radiator and built-in wardrobe.

Bedroom Three

12'8 x 9'8 (3.86m x 2.95m)

Double glazed window to rear aspect with views over the rear garden and adjoining woodland, fitted double wardrobe and dressing table and further built-in wardrobe.

Bedroom Four

9' x 10'4 max (2.74m x 3.15m max)

Double glazed window with views over the garden and adjoining woodland and radiator.

Bedroom Five

7'7 x 9'3 (2.31m x 2.82m)

Double glazed window to front aspect, radiator.

Bathroom

5'9 x 8' (1.75m x 2.44m)

Double glazed opaque window to front aspect , low level wc, pedestal hand wash basin, panelled bath with Victorian style mixer tap and shower attachment and separate shower over, tiled floor, tiled walls, radiator and extractor fan.

Outside

Front Garden

Principally arranged to mature hedgerow and shrubs, off street parking for a number of vehicles leading to:

Double Detached Garage

18'4 x 17'8 (5.59m x 5.38m)

Window to rear, pedestrian door, two remote operated up and over garage doors, power, lighting and ample eaves storage space.

Rear Garden

Lovely rear garden enclosed with a combination of closeboard fencing and hedgerow, with a paved pathway and seating area adjacent to the Sitting Room the pathway extends to a large covered pergola entertaining area ideal for family gatherings with plenty of room for seating which leads down to the lawned garden which is planted with mature range of shrubs and flowers, gated side access and a greenhouse. The garden extends round the side of the property where there is hard standing for shed and raised beds.

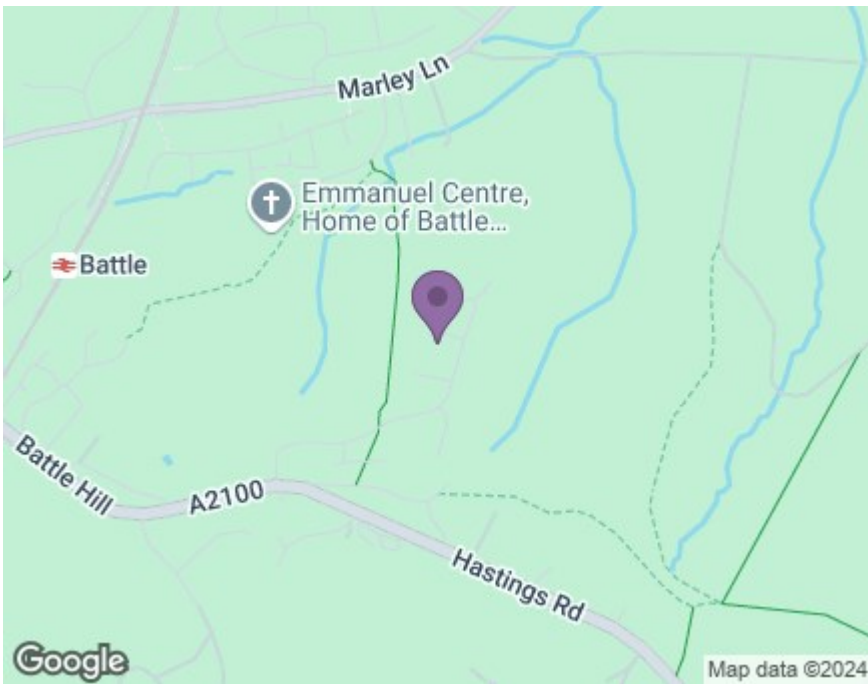
Agents Note

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.







TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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 | | | 79 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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