

**RUSH
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25 Claverham Way, Battle, TN33 0JE
Offers In Excess Of £625,000

Nestled at the end of a tranquil cul-de-sac on Claverham Way in Battle, this simply stunning detached property has been thoughtfully converted and extended to an exceptionally high standard. Ideally located within walking distance of excellent primary and secondary schools, as well as the vibrant High Street, which boasts a mainline station providing direct services to London Charing Cross.

Upon entering, you are greeted by a welcoming entrance hall featuring bespoke fitted storage, setting the tone for the light and airy accommodation that follows. The heart of the home is the impressive 'L' shaped kitchen/dining/family room, which flows seamlessly into the sitting room. Here, a charming wood-burning stove creates a cosy atmosphere, while bi-folding doors offer lovely views over the rear garden and lead to an inviting outdoor entertaining area.

The ground floor also includes a utility room, family bathroom, and two generously sized double bedrooms, providing ample space for family living.

Ascending to the first floor, you will find two further dual-aspect double bedrooms, complemented by a modern shower room.

Outside, the property boasts ample off-street parking for up to three vehicles, a convenient store/garage, and a beautifully landscaped garden that is privately enclosed. Additionally, a detached timber log cabin offers versatile space, perfect for use as a home office or extra storage.

This exceptional property combines modern living with a peaceful setting, making it an ideal choice for families or those seeking a serene retreat close to local amenities. Don't miss the opportunity to make this delightful home your own.



The property is approached via a block paved driveway with exterior lighting, a composite and obscure glazed front door leading through into:

Entrance Hall

Carpeted stairs with wooden and glass balustrade rising to the first floor, bespoke built-in understairs soft touch open and close storage, inset ceiling lights, radiator and doors off to the following:

Bathroom

5'6 x 7'8 (1.68m x 2.34m)
With double glazed obscured window to front aspect, fitted with a low level wc with concealed cistern and matching vanity wash hand basin with storage beneath and mixer tap, curved panelled bath with shower over part tiled walls, inset ceiling lights, lit sensor mirror and chrome heated towel rail.

Kitchen/Dining/Family Room

20'1 x 19'8 max narrowing to 10'1 (6.12m x 5.99m max narrowing to 3.07m)
This impressive family space is flooded with light enjoying a dual aspect with double glazed window to the front and rear of the property. Forming the heart of this stunning family home and arragned as a versatile and sociable space, The kitchen is fitted with a range of matching wall and base units with quartz work surface with matching upstands, inset one and a half bowl sink unit with integral drainer, space for range cooker with extractor above, space for American style fridge/freezer, integrated dishwasher, combination of under unit and inset ceiling lights, radiator and a large central island with breakfast bar and wooden worksurface linking this space to the dining and family seating area.

Opening directly into the sitting room creating a semi-open plan feel and additional door leading into the utility room.

Sitting Room

12'5 x 20'1 narrowing to 10'8 (3.78m x 6.12m narrowing to 3.25m)
Double aspect with double glazed windows and a set of bi-fold doors leading out onto the decked and paved seating area, fireplace housing wood burning stove set on a slate tiled hearth with wooden mantel, alcove shelving, radiator.

Utility Room

8' x 6' (2.44m x 1.83m)
Fitted with a range of wall and base units with slimline work surfaces, matching upstands, circular stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, radiator.

Bedroom One

14'4 x 10' (4.37m x 3.05m)
Large double glazed picture window enjoying a delightful outlook over the rear garden, radiator, fitted with a comprehensive range of built-in wardrobe with hanging rails and drawers.

Bedroom Three

12' x 11'2 max (3.66m x 3.40m max)
Large double glazed window to front aspect, inset ceiling lights and radiator.

First Floor

Landing

Double glazed window to rear aspect, inset ceiling lights, radiator and doors off to the following:

Bedroom Four

12'9 x 8'4 (3.89m x 2.54m)
Double aspect with Velux window and double glazed window to rear, inset ceiling lights, radiator, access to eaves loft storage. (This is walk in full height storage access with lighting).

Shower Room

7'5 x 8'1 (2.26m x 2.46m)
Velux window to front aspect, low level wc, vanity wash hand basin with mixer tap and drawers beneath, large curved shower cubicle with electric Mira advanced shower, part tiled walls, chrome heated towel rail, inset ceiling lights, built-in linen cupboard also housing wall mounted gas fired boiler.

Bedroom Two

11'1 x 13'3 (3.38m x 4.04m)
Dual aspect with double glazed window to rear with an outlook over the garden, and Velux window, inset ceiling lights and radiator.

Outside

Front Garden

Blocked paved driveway with ample parking for at least three vehicles.

Garage Store

8'1 x 13' (2.46m x 3.96m)
The garage has been converted and is considered ideal for motorbikes or small car and storage, electronically operated door, light, power and outside tap.

Rear Garden

The delightful rear garden is enclosed with a combination of close board timber fencing and laurel hedging, there is an elevated decked terrace wrapping round the kitchen and sitting room, ideal for al-fresco dining and entertaining which extends down to a stunning large sandstone paved seating area and pathway leading to a timber lodge (described later), gated side access on both sides.

Timber Lodge

11'5 x 12'4 (3.48m x 3.76m)
Built to an exceptionally high standard being fully insulated, double glazed doors, light and power connected, satellite TV point, own decked seating area.

Hot Tub Room

11'2 x 14'1 (3.40m x 4.29m)
Timber framed open structure with a decking surrounding the hot tub (available under separate negotiation).

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.

Council Tax Band - D



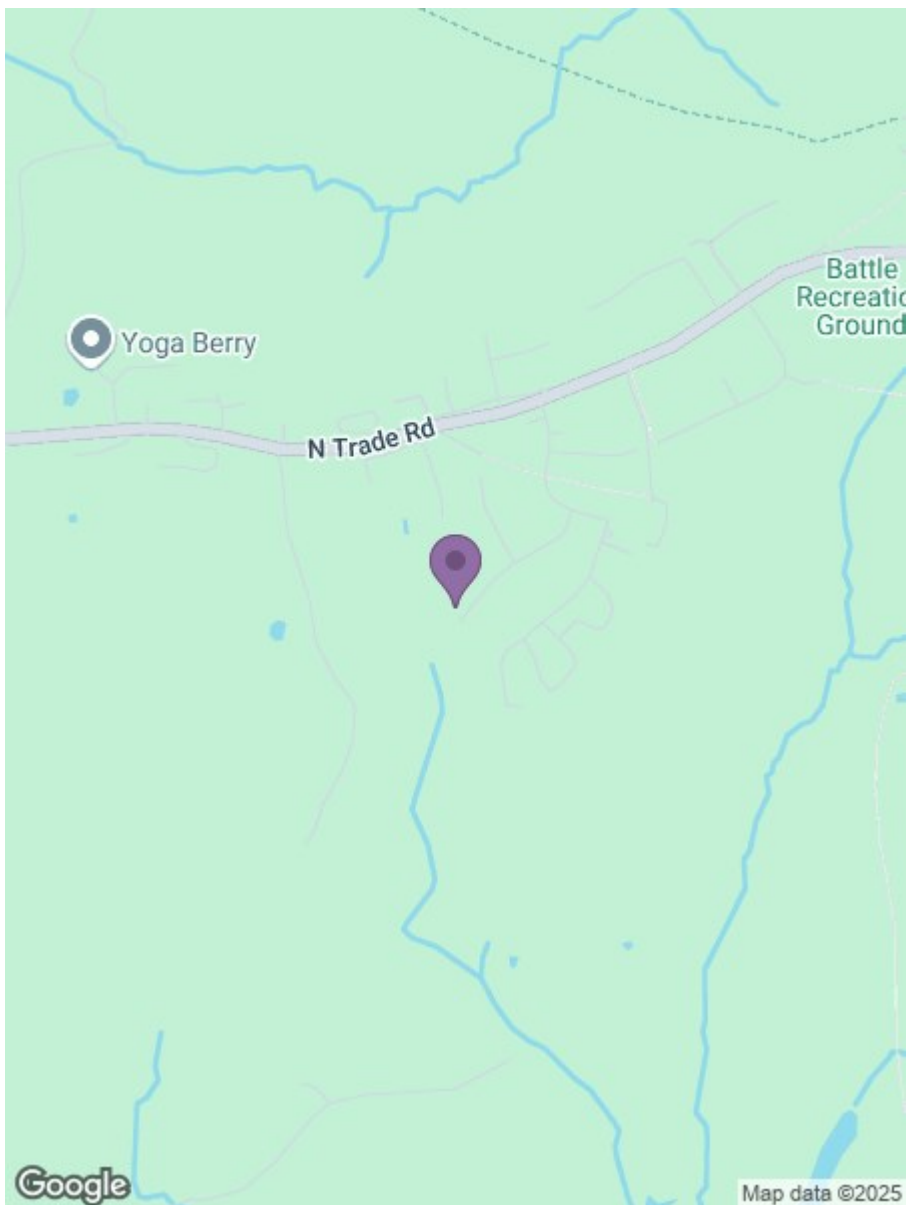


TOTAL FLOOR AREA : 1993 sq.ft. (185.2 sq.m.) approx.

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(82 plus) A		
(81-90) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(28-38) E		
(31-42) F			(17-27) F		
(1-30) G			(1-16) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	71



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