

**RUSH  
WITT &  
WILSON**



**Benham Cottage Woodmans Green Road, Battle, East Sussex TN33 0NU**  
**£595,000**



**This deceptively spacious detached house offers a delightful blend of modern comfort and rural charm. With four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is perfect for families seeking both space and versatility.**

**The heart of the home is a well-appointed kitchen which flows seamlessly into a dining room ideal for family gatherings, complete with a utility area and cloakroom, The dual aspect sitting room, featuring a cosy woodburning stove, invites warmth and light, while the triple aspect family room, which includes a study area, boasts stunning views and direct access to the garden, making it a perfect retreat for relaxation, work or playroom.**

**The property is complemented by a bathroom and en-suite shower room , ensuring convenience for all family members. Outside, you will find a pretty enclosed garden that extends to the side and rear, providing a lovely outdoor space for children to play or for entertaining guests. Ample off-street parking for three vehicles adds to the practicality of this home.**

**Situated within easy reach of the bustling town of Battle and the quaint village of Robertsbridge, this location offers a perfect balance of rural tranquillity and accessibility. The mainline station is just a short distance away, making travel to larger towns and cities effortless.**

**Offered chain free, this property presents an excellent opportunity for those looking to settle quickly. Don't miss the chance to make this lovely house your new home.**



The property is approached via a pea shingle driveway providing ample off road parking for a number of vehicles and space to turn, steps then lead up to:

**Entrance Porch**

3'7 x 5'9 (1.09m x 1.75m)

With a uPvc entrance door to front, traditional lead glazed windows to side, quarry tiled floor, inset ceiling lights, ample space for coats and boots and wooden and glazed door leading through to:

**Dining Room**

15'1 x 12'2 max (4.60m x 3.71m max)

Double glazed window to rear aspect, radiator, carpeted stairs rising to the first floor, large understairs storage cupboard with light, engineered wood flooring doorway leading through to:

**Kitchen**

10'9 x 11'5 (3.28m x 3.48m)

Double glazed windows to front aspect. Fitted with a high specification kitchen comprising of matching wall and base units, quartz work surface with matching upstands, one and a half bowl ceramic sink unit with side drainer and mixer tap, space for range cooker with a decorative tiled surround and extractor above, integrated dishwasher, integrated fridge/freezer, full height pull out larder cupboard, tiled floor, opening to:

**Rear Lobby**

4'4 x 3'5 (1.32m x 1.04m)

Upvc and glazed door providing access to the rear garden, inset ceiling lights, door leading through to:

**Utility Space**

2'5 x 3'8 (0.74m x 1.12m)

Double glazed opaque window to side, work surface with space below for washing machine and tumble dryer, wall mounted gas fired boiler, consumer unit and meters.

**Cloakroom/WC**

Double glazed opaque window to rear, low level wc, corner wash hand basin, chrome heated towel rail and tiled floor.

Leading back on the dining room into:-

**Sitting Room**

11'9 x 15' (3.58m x 4.57m)

Double aspect with double glazed windows to front and rear aspect flooding this room with natural light, continuation of the engineered wood flooring, fireplace housing wood burning stove set on a decorative tiled hearth, two radiators.

**Inner Hallway**

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

Double glazed window to rear aspect, door leading through to:

**Family Room**

16'2 x 11' extending to 15'6 (4.93m x 3.35m extending to 4.72m )

This delightful triple aspect room is flooded with natural light via double glazed windows to front and rear and a set of French doors to side, continuation of the engineered wood flooring, alcove incorporating a study area with storage, two radiators.

**First Floor**

**Landing**

Double glazed window to front with stunning far reaching rural countryside views, further double glazed window, access to loft space, two radiators.

**Master Bedroom**

15'5 x 15'9 max (4.70m x 4.80m max)

Double aspect with double glazed windows to front and rear both with stunning far reaching rural countryside views, two radiators, access to:

**En-Suite Shower Room**

5' x 8'1 (1.52m x 2.46m)

Double glazed opaque window to rear aspect, low level wc, vanity wash hand basin with mixer tap and drawers below, large walk-in shower cubicle with electric shower, part tiled walls, tiled floor, extractor fan, chrome heated towel rail.

**Bedroom Two**

10'9 x 12' (3.28m x 3.66m)

Double glazed window to rear with a delightful outlook on to the adjoining countryside, radiator.

**Bedroom Three**

13'8 x 9'2 (4.17m x 2.79m)

Double glazed window to rear with a delightful outlook on to the adjoining countryside, radiator.

**Bathroom**

5'7 x 9'3 (1.70m x 2.82m)

Double glazed opaque window to rear, low level wc with concealed cistern incorporated into a vanity wash hand basin with mixer tap and storage cupboards set below, panel enclosed bath with mixer tap and separate electric shower over, large back lit mirror, part tiled walls, tiled floor, chrome heated towel rail.

**Bedroom Four**

15'2 x 7'4 max (4.62m x 2.24m max)

Double glazed window to front with stunning far reaching rural views, radiator, built-in wardrobe, further built-in linen cupboard with radiator.

**Outside**

**Driveway**

Parking is arranged to the front and side of the property via a pea-shingle driveway, block paved pathway running all around the property.

**Gardens**

The gardens extend to the front, side and rear, enclosed with a combination of close board timber fencing and post and rail stock fence and hedgerows. The rear garden is low maintenance and arranged ideally for outdoor entertaining with a large cottage style block paved seating area with raised sleeper flower and shrub borders. The block paving extends to the side of the property providing a further seating area and can be accessed from the family room, a pathway leads through a level area of lawn with further mature flower, shrubs and tree planted borders to an addition gated kitchen garden area that is post and rail enclosed, timber store, greenhouse. The lawn extends to the front of the property where there is secure gated access from the parking area. Timber outbuilding with barn style doors and further open log store area.

**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 - E





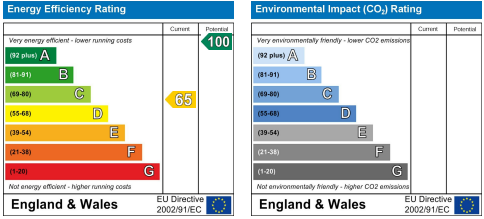




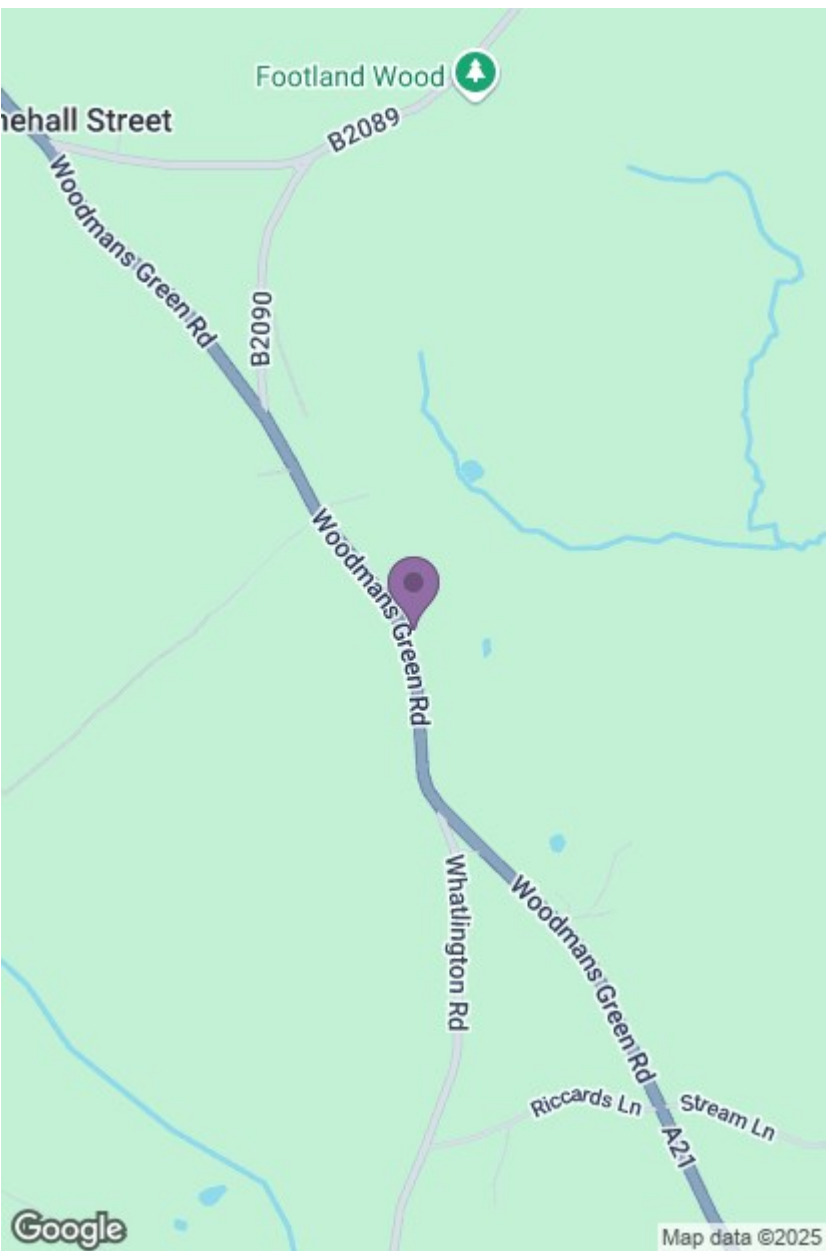
TOTAL FLOOR AREA: 1595 sq.ft. (148.2 sq.m.) approx.

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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