

**RUSH  
WITT &  
WILSON**



**1 Forestry Cottages Whatlington, Battle, TN33 0NT**  
**£675,000**



**Nestled in a picturesque location is this charming semi-detached house offering a perfect blend of comfort and natural beauty. With four spacious double bedrooms, each boasting breathtaking views of the surrounding countryside, this property is ideal for families or a couple seeking a tranquil retreat.**

**Upon entering, you are welcomed by a dual aspect sitting room, complete with a wood-burning stove that creates a warm and inviting atmosphere. The kitchen/breakfast room is a delightful space, leading seamlessly onto a large sun terrace, perfect for al fresco dining or simply enjoying the serene landscape. The ground floor also features a utility/boot room, a dining room with an adjoining snug: providing ample space for relaxation and entertaining. A convenient ground floor shower room adds to the practicality of this lovely home.**

**The first floor houses four generously sized bedrooms, each offering stunning rural vistas, along with a spacious family bathroom. The well-stocked mature garden is a true highlight, featuring a pergola-covered sun terrace, a kitchen garden area, and gated access to the adjoining woodland, perfect for those who enjoy long walks in nature.**

**The property boasts a gated driveway with parking for up to four vehicles, complemented by a double heritage-style car barn. This idyllic setting, combined with the charm of the house, makes it a rare find in the market. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.**



The property is approached via a gated driveway which leads through the front garden with paved steps leading down to:

**Covered Entrance**

Oak framed, exterior lighting, wooden and glazed front door leading into:

**Entrance Hall**

12'1 x 11' max (3.68m x 3.35m max)

Radiator, stairs rising to the first floor, large walk in understairs cupboard, woodblock laminate floorboards, doors off to the following:

**Sitting Room**

14'8 x 11'9 (4.47m x 3.58m)

Enjoying a stunning double aspect with double glazed windows offering far reaching views across Sussex and towards the Weald and flooding the room with natural light, open fireplace housing wood burning stove set on a brick hearth with a wooden mantle, double radiator, attractive picture rail, woodblock laminate floorboards.

**Kitchen/Breakfast Room**

17'1 x 18'6 max, reducing to 8'7 (5.21m x 5.64m max, reducing to 2.62m)

Enjoying a double aspect via double glazed windows and a set of double glazed double doors with access onto the rear garden and enjoying stunning far reaching views onto the neighbouring countryside, fitted with matching wall and base units with wooden work surfaces, one and a half bowl ceramic sink unit with side drainer and mixer tap, space for range style oven (LPG) with a stainless steel cooker hood over, space and plumbing for dishwasher, space for Fridge/freezer, tiled floor, tiled surround and ample space for family dining table.

**Utility Room**

16'2 reducing to 9'1 x 9'5 (4.93m reducing to 2.77m x 2.87m)  
Double glazed window enjoying stunning views over the neighbouring countryside, wooden and glazed door providing access to the rear garden, fitted with wall and base units, single bowl stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, space for freezer, oil fired boiler, tiled floor and wooden latch door leading into:

**Shower Room**

4'9 x 6'7 (1.45m x 2.01m)

Fitted with a low level wc, wash hand basin, shower cubicle with electric Mira shower, part tiled walls, tiled floor and heated towel rail.

**Dining Room**

12'7 x 12'6 (3.84m x 3.81m)

Accessed via the kitchen and the entrance hall with a double glazed window enjoying a delightful outlook over the rear garden, fireplace with wood burning stove (please note, this has not been used by the present owner, so it is recommended it is checked prior to being used), radiator, attractive alcove storage area, attractive picture rail, woodblock laminate floorboards, return door to entrance hall and opening through into:

**Snug**

11'5 x 12'7 (3.48m x 3.84m)

Double glazed window to front, built in alcove shelving, further built in book shelves, attractive picture rail, woodblock laminate floorboards, radiator and walk in storage cupboard.

**First Floor**

**Landing**

Velux window flooding this area with natural light, access to a boarded loft, radiator doors off to the following:

**Bedroom One**

11'9 x 16'1 (3.58m x 4.90m)

Dual aspect double glazed windows offering stunning far reaching uninterrupted rural countryside views across the adjoining farmland stretching towards the Ashdown Forest on a clear day, attractive picture rail, radiator.

**Bedroom Two**

16' x 13'3 max (4.88m x 4.04m max)

Double aspect with double glazed windows to the front and side enjoying stunning far reaching rural countryside views onto the adjoining farmland, radiator.

**Bath/Shower Room**

10'5 x 6'5 (3.18m x 1.96m)

Velux window to rear aspect, low level wc, pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment, corner shower cubicle with fixed rainfall showerhead and hand held attachment, tiled floor, part tiled walls, chrome heated towel rail.

**Bedroom Three**

12'5 x 12'9 max (3.78m x 3.89m max)

Double glazed window to rear aspect with delightful outlook over the rear garden and adjoining woodland, attractive picture rail, built in cupboard, radiator, built in work unit with butler sink and mixer tap, this is currently being used as an arts and crafts room.

**Bedroom Four**

12'7 x 11'4 (3.84m x 3.45m)

Double glazed window to front aspect, radiator, attractive picture rail, built in cupboard.

**Outside**

**Parking**

Double heritage style car barn with lighting and power, ample off road parking on a pea shingle driveway which is securely gated and enclosed with mature hedgerow and trees, archway with close board fencing with a pathway leading into the front garden.

**Front Garden**

Enclosed with a brick wall and close board fencing with raised beds, flower and shrub planted borders, timber shed with power and lighting, area for oil tank and steps leading down to the entrance with gated pathway with side access to the rear garden.

**Rear Garden**

The stunning rear garden is enclosed with mature hedgerow and has direct access onto the Woodland Trust managed woodlands to the rear, ideal for dog walking or for children to explore. There is a substantial paved sun terrace adjacent to the rear of the property with a vine covered pergola ideal for outdoor entertaining which leads onto a level lawn with a number of mature flower and shrub planted borders, greenhouse and a timber storage shed. There is a gate to the neighbouring property, however there is no formal right of way, this is a just a friendly agreement between the neighbours.

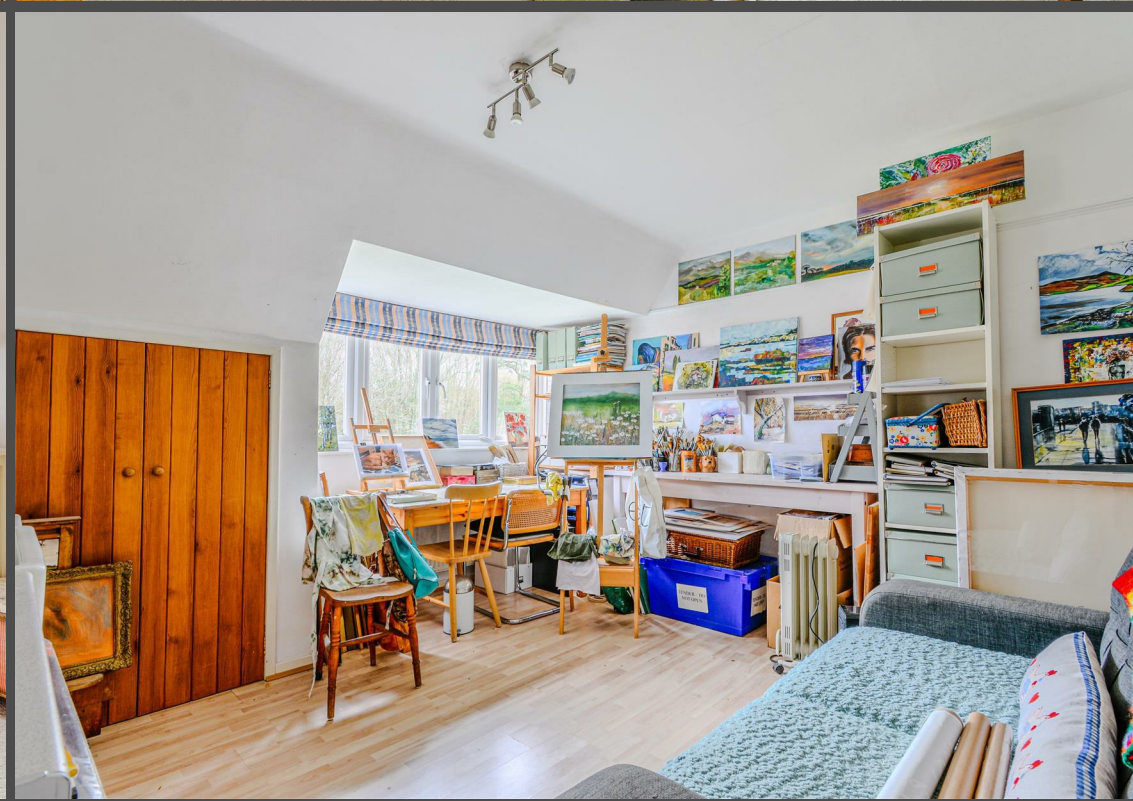
**Agents Note**

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.

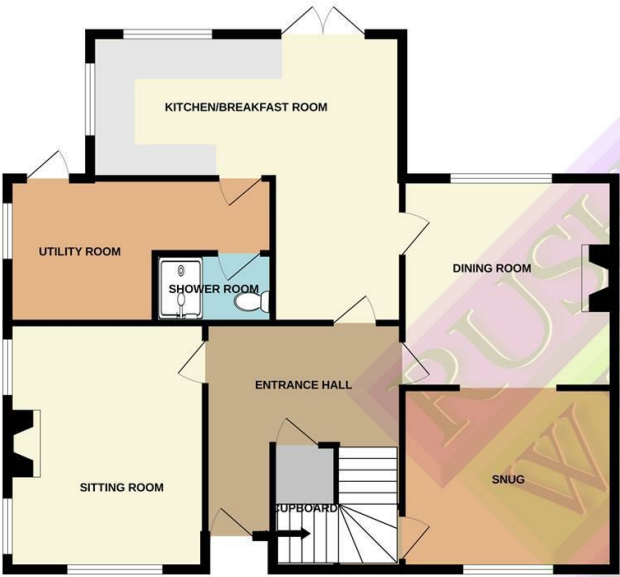
Council Tax Band – E







GROUND FLOOR  
968 sq.ft. (90.0 sq.m.) approx.

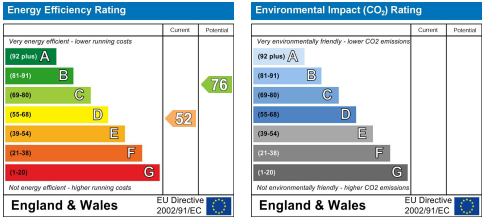
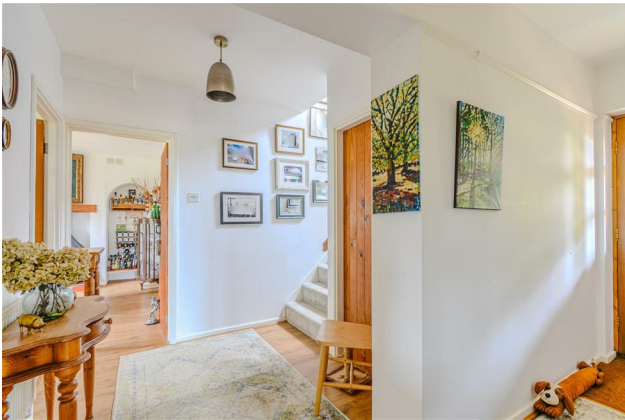


1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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