

Buxton House, 1 Butter Cross Lane Chain Lane, Battle, East Sussex TN33 0FX £875,000

Forming one of three properties set off an exclusive lane just moments from Battle High Street, is this stunning individually designed detached family home. Built in 2022 to the highest standards, this property boasts an array of modern features that ensure both comfort and efficiency. With triple glazing throughout, underfloor heating on the ground floor, an air source heat pump and a heat recovery system throughout the property. This home is as environmentally friendly as it is stylish.

Upon entering, you are welcomed by a thoughtfully designed entrance hall that leads into an impressive kitchen/dining/family room. This expansive area, with its triple aspect windows, is perfect for entertaining and offers a seamless connection to the garden through large sliding doors. The cosy sitting room provides a warm retreat, while a large picture window frames the outdoor space beautifully and folding door enable this space to open into the kitchen area. The ground floor further benefits from a study, practical utility room and cloakroom.

The property features four generously proportioned double bedrooms, including a spacious master suite with an en-suite bathroom, and a second bedroom also benefiting from its own en-suite. A large family bathroom add to the practicality of this home.

Outside, the landscaped garden is a delightful space for relaxation and entertaining, complete with ample seating under a veranda. The property also includes off-street parking for three vehicles with additional visitor area, with an electric charging point for added convenience. Notably, pre-approved planning permission allows for the conversion of the loft into two additional bedrooms, making this home a fantastic investment for the future.

This exceptional property combines modern living with thoughtful design, making it an ideal choice for families seeking a comfortable and stylish home in a desirable location close to excellent school and a mainline station.







The property is approached via a pathway leading to:

Entrance Porch

Larch framed with steps leading down to a large front door with triple First Floor glazed floor to ceiling panels leading into:

Entrance Hall

11'3 x 9'8 (3.43m x 2.95m)

Engineered wood flooring with underfloor heating, carpeted stairs rising to first floor, bespoke soft close storage cupboards and drawers with built in seating area, wall and doors off to the following:

Study

11' x 8'8 (3.35m x 2.64m)

Triple glazed windows to front aspect with bespoke fitted shutters, engineered wood flooring with underfloor heating.

Kitchen/Dining/Family Room

28'4 x 14'4 extending to 19'3 (8.64m x 4.37m extending to 5.87m)

This stunning triple aspect room is flooded with natural light with triple glazed sliding doors leading onto the covered veranda, three sets of triple glazed windows and a further door with access onto the side garden and engineered wood flooring with underfloor heating.

The kitchen comprises of high end contrasting wall and base mounted units with a central island incorporating a breakfast bar with a quartz worksurface with matching upstands and splashback, inset stainless steel Fanke sink with mixer tap, integrated oven with induction hob and cooker hood over, integrated dishwasher, integrated fridge, pantry style pull out drawer cupboard, inset and under cupboard lights, built in understairs storage cupboard, ample space for a large family dining and a snug seating or play area. Folding doors into the sitting room and door leading through to:

Utility Room

9'8 x 10'7 max (2.95m x 3.23m max)

L-shaped room with triple glazed windows to front with bespoke fitted shutters, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, full height built in cupboard, pressurised and programable hot water cylinder (control how much water is heated based on your requirements) door through to:

Cloakroom/WC

4'8 x 3'4 (1.42m x 1.02m)

Low level wc with concealed cistern, wash hand basin with mixer tap and storage beneath, engineered wood flooring with underfloor heating, part tiled walls.

Sitting Room

16'9 x 15'4 narrowing to 12' (5.11m x 4.67m narrowing to 3.66m)

Tri-folding doors can be opened up to create a semi open plan feel into the kitchen/dining room, making this a very sociable/family property or enclosed off for a more cosy sitting room. With engineered wood flooring with underfloor heating, double aspect with a large triple glazed picture

window with views onto the garden, set of double doors with views and access onto the garden and surrounding countryside.

Landing

13'6 x 20'2 incorporating stairs, reducing to 4'9 (4.11m x 6.15m incorporating stairs, reducing to 1.)

Triple glazed window to rear with bespoke fitted shutters, built in linen cupboard with light, access to loft space (the roof trusses have been arranged to allow for a conversation of this space to provide two extra bedrooms with pre approved planning) doors off to the following:

Bedroom One

11'1 x 17'5 (3.38m x 5.31m)

Enjoys a double aspect via triple glazed windows with bespoke fitted shutters with stunning countryside views, built in wardrobes, infrared heating panel, door through to:

En-Suite Bath/Shower Room

6'8 x 14'5 reducing to 11' (2.03m x 4.39m reducing to 3.35m)

Triple glazed opaque window to front aspect, double ended bath with concealed fitments and shower attachment, his and hers vanity unit sinks with mixer taps and storage drawers beneath, large shower with fixed rainfall shower head and hand held attachment with concealed fitments, low level wc with concealed cistern, chrome heated towel rail, part tiled

Bedroom Two

14'7 x 8'5 (4.45m x 2.57m)

Triple glazed window to side aspect with bespoke fitted shutters, infrared heating panel.

En-Suite Shower Room

4' x 8'7 (1.22m x 2.62m)

Opaque triple glazed window to front aspect, low level wc with concealed cistern, vanity wash hand basin with pull out drawer beneath and mixer tap, large shower cubicle with fixed rainfall shower head, concealed fitment and hand held attachment, chrome heated towel rail, shaver point.

Bedroom Three

11'7 x 11'3 (3.53m x 3.43m)

Two triple glazed windows to side aspect with bespoke fitted shutters, infrared heating panel, fitted wardrobes.

Bedroom Four

7'9 x 11'2 (2.36m x 3.40m)

Triple glazed window to rear aspect with bespoke fitted shutters, infrared heating panel, built in wardrobes.

9'1 x 9'6 extending to 10'1 (2.77m x 2.90m extending to 3.07m)

Opaque triple glazed window to front aspect, low level wc with concealed

cistern, built in large sink and surround with cupboard beneath and further fitted storage unit, bath with concealed rainfall showerhead and hand held attachment, chrome heated towel rail.

Outside

Parking

The property has off street parking for three vehicles with a EV charging point and further visitors parking area.

Gardens

The garden wraps around either side and to the rear of the property, enclosed to the side and rear with close board fencing. To one side of the property there is a principally a lawned garden with mature shrub and tree planted borders, with a paved terrace seating area with exterior lighting and accessed via the sitting room. Paving steppingstones run through a mature herbaceous and flower planted borders onto a decked covered veranda at the rear which wraps around to the side of the property ideal for outdoor entertaining accessed via the kitchen creating covered seating area with exterior lighting and power points. To the other side there is an additional lawned garden which is privately enclosed with fencing a planted with copper hornbeam hedge and mature flower and shrubs.

Drainage and power has been run to a point in the garden where a home office could be constructed if required. The shed has double barn style doors additional power points and lighting,

Additional Information

The shared road, landscaping and shared land alongside Chain Lane is managed by a Management company that each of the 3 properties in Butter Cross Lane are directors of. Collectively the 3 households informally contribute £100 per annum into the maintenance of the shared road and land. The buyers would take the place of the sellers as Directors of the Management company alongside the other two properties.

The property benefits from an air source heat pump for heating which is located outside and a mechanical heat recovery system that run through out the property.

Agents Note

We have been advised that the heating is on an air source heat system which runs the wet under floor heating system downstairs and the hot water. The hot water is programmable so it only heats up the required amount of water at any time. The house has a heat recovery system running throughout, Cat 5 internet cables run throughout the rooms.

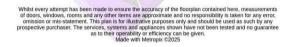
None of the services or appliances mentioned in these sale particulars have been tested.

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 - G



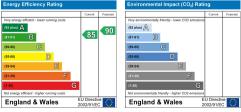


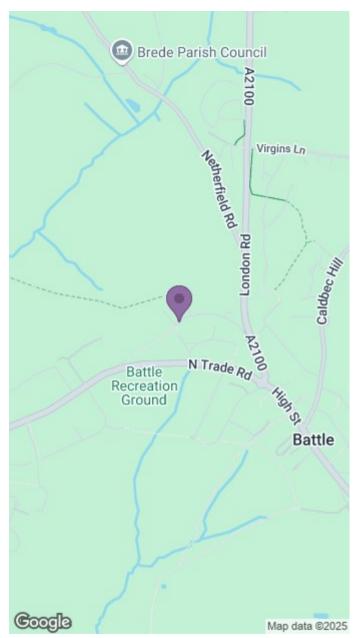






















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