

**RUSH
WITT &
WILSON**



**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.

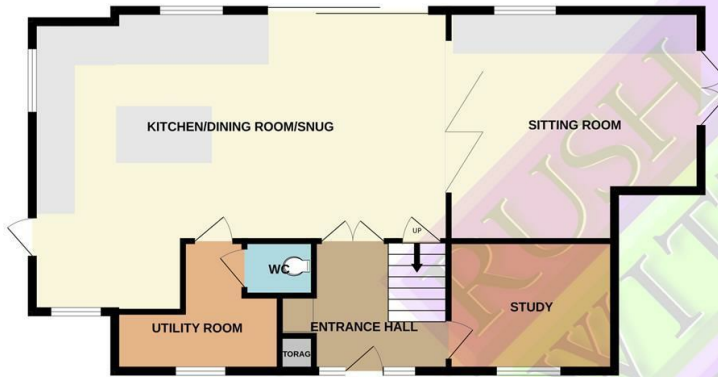
Outside, the landscaped garden is a delightful space for relaxation and entertaining, complete with ample seating under a veranda. The property also includes off-street parking for three vehicles with additional visitor area, with an electric charging point for added convenience. Notably, pre-approved 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.





GROUND FLOOR



1ST FLOOR



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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