

**RUSH  
WITT &  
WILSON**



**Oak Tree Cottage, Woodmans Green Road, Battle, East Sussex TN33 0NX  
£850,000**



**This unique, individually designed detached house is available for the first time, privately tucked away with countryside views. Boasting over 3000 sqft of accommodation comprising three reception rooms and four/five double bedrooms, this property offers ample, versatile space for comfortable living. As you arrive, you are greeted by a large driveway that can accommodate a number of vehicles, along with a detached double garage, ensuring parking is never an issue. There is scope for additional outbuilding construction subject to the usual planning consents. The unique design of this property, crafted by the present owner, sets it apart, offering a one-of-a-kind living experience.**

**Step inside to find generously proportioned accommodation that has been thoughtfully arranged to make the most of the breathtaking rural views at the rear of the house. The impressive double door entry leads you to a spacious and welcoming entrance hall, setting the tone for the elegance that awaits. The recently appointed high-end kitchen/breakfast room is a chef's delight, while the summer sitting room has bi-folding doors and a triple aspect, dining room for entertaining and family gatherings, winter sitting room with an open fireplace provides a cosy spaces to relax and entertain. The conservatory adds a touch of charm, creating a seamless connection with the beautifully landscaped garden that adjoins the neighbouring farmland.**

**Upstairs, the first floor reveals a magnificent master suite complete with a dressing room and stunning en-suite shower room. Three additional double bedrooms, two with en-suites, offer comfort and privacy. A play room/occasional bedroom five with a Juliet balcony and a newly appointed bathroom caters to all your needs. Ideal situated within easy reach of excellent schooling options with both private and public school just a short drive away.**



Property is approached via driveway leading up to a large expanse of open parking for at least ten vehicles, all privately screened by mature hedgerows and trees. With outside lighting, water tap, large detached timber shed and double garage.

**Entrance Porch**

Stunning Oak framed porch with exterior lighting leading to double wooden and glazed Spanish sourced entrance doors leading into:-

**Entrance Hall**

23'2 x 7'7 (7.06m x 2.31m)

Combination of reclaimed wooden floorboards and tiled flooring, understairs storage cupboard, radiator, further built-in storage cupboards and door leading into:-

**Cloakroom**

Fitted with a low level wc, wash hand basin with mixer tap, radiator and extractor fan.

**Winter Living Room**

15' x 23'9 (4.57m x 7.24m)

Enjoying a stunning triple aspect with double glazed window to the rear overlooking the garden enjoying fantastic countryside views, double glazed doors with access into the conservatory, floor to ceiling glazed panels with aspect to the front, reclaimed exposed wooden floorboards, working open fireplace with stone half, surround and mantel and two radiators.

**Conservatory**

16' x 15'8 (4.88m x 4.78m)

Brick and glazed construction with a delightful outlook over the garden and double doors allowing garden access.

Wooden and glazed door leading from Entrance Hall into:-

**Kitchen/Breakfast Room**

12'3 x 21'2 (3.73m x 6.45m)

Appointed to an exceptionally high standard with contrasting high gloss wall and base units incorporating a large central island with drawers ideal for those that wish to socialise and entertain within the kitchen. Quartz work surface, integrated Miele oven with proofing draw, separate Miele microwave, space and plumbing for dishwasher, space for wine cooler, space for American style fridge/freezer, inset franke sink with mixer tap and pull out attachment, Miele induction hob with a ceiling centered extractor, tiled floor with under floor heating, radiator, inset and under unit lighting, full height high gloss soft closed cupboards.

Double glazed double doors and a set of bi folding double glazed doors ideal for extending the entertaining space out onto the large sandstone terrace to the rear of the property which benefits from a covered veranda with stunning views over the adjoining countryside.

The kitchen opens directly into the:-

**Dining Room**

10'4 x 15'9 (3.15m x 4.80m)

Reclaimed wooden flooring, double glazed bi folding doors with access onto the rear garden enjoying the stunning rural view, radiator and return door to the entrance hall.

Connecting door through to:-

**Summer Sitting Room**

14'2 extending to 20' into study area x 15'6 (4.32m extending to 6.10m into study area x 4.72m)

Flooded with natural light enjoying a dual aspect with double glazed window to the side, bi folding doors taking up the full width of the rear allowing you to take in and enjoy the stunning views across the garden and adjoining farmland, with wood block flooring, two radiators, a corner study area and door leading into:-

**Utility/Shower Room**

6'1 x 9'6 (1.85m x 2.90m)

Fitted with a low level wc, wash hand basin with mixer tap, corner shower cubicle part tiled walls, tiled floor, space and plumbing for washing machine and tumble dryer, built-in cupboard housing wall mounted gas fired boiler, mega-flow hot water cylinder and double glazed window to rear aspect.

**First Floor**

**Galleried Landing**

extends to 32' (extends to 9.75m)

With a combination of double glazed window and Velux windows flooding the area with light, radiator and ceiling lighting

**Master Suite**

15'11 x 12'6 (4.85m x 3.81m)

Double glazed window to side aspect, radiator, lighting and arched opening leading through into:-

**Dressing Room**

13'2 x 8'2 max (4.01m x 2.49m max)

Fitted with a comprehensive range of built-in wardrobes, double glazed window enjoying rural views to the rear, radiator and further doorway leading into:-

**En-Suite**

15'8 x 5'4 (4.78m x 1.63m)

Fitted with a low level wc, wash hand basin with mixer tap and storage cupboard beneath, large walk-in shower cubicle with fixed glassed screen and fixed rainfall showerhead and concealed fitments, part tiled walls, extractor, heated towel rail and double glazed window to rear aspect.

**Bathroom**

12' x 6'2 (3.66m x 1.88m)

Fitted with a pedestal wash hand basin, high level flush wc, freestanding double ended claw foot bath with mixer tap and shower attachment, attractive painted tongue and groove detailing, traditional radiator incorporating towel rail, extractor and Velux window to rear.

**Bedroom Four**

15'3 x 8'6 max (4.65m x 2.59m max)

Double glazed window enjoying stunning outlook over the adjoining fields to the rear, ceiling and radiator.

**Bedroom Three**

11'5 x 10'6 (3.48m x 3.20m)

Double glazed window enjoying an aspect over the adjoining fields with a rural outlook to the rear, built in wardrobes and chest of drawers, radiator and door leading into:

**En-Suite Shower Room**

6'6 x 3'5 (1.98m x 1.04m)

Fitted with a low level wc, vanity wash hand basin with mixer tap, shower cubicle with glass sliding door and fixed rainfall shower head with concealed fitments, tiled walls and ceiling lighting.

Opening through linking bedroom two and three. This end could make a nice guest suite and use this as a separate sitting room or for younger children this could be a connecting playroom offering versatile family adaptable accommodation.

**Dressing Room**

9'7 x 10'1 (2.92m x 3.07m)

Set of double glazed doors with a Juliet balcony making the most of the stunning aspect across the rear garden and the adjoining farmland, radiator and ceiling lighting.

**Bedroom Two**

16' x 9'7 (4.88m x 2.92m)

Double glazed window to side aspect with a delightful rural outlook, built in wardrobes, radiator, connecting door to reception room and doorway through to:-

**En-Suite**

8'7 x 4'7 max (2.62m x 1.40m max)

Double glazed window to side aspect with views over the garden and adjoining farmland, low level wc, wash hand basin with mixer tap, shower with fixed rainfall showerhead and concealed fitments, tiled floor, part tiled walls, extractor and radiator.

**Outside**

**Gardens**

The property sits centrally on its plot with wrap around landscaped gardens. The garden is principally laid to lawn with a number of mature fruit trees and extensively planted and thoughtfully designed herbaceous flower and shrub borders with a paved sandstone pathway running adjacent to the rear of the property and expanding out to a substantial seating area ideal for entertaining which is accessed off the principle rooms and makes the most of the delightful outlook with views onto the adjoining farmland. Enclosed with post and rail fencing.

**Garage**

17'2 x 16'9 (5.23m x 5.11m)

Double barn style doors, lighting, power, eaves storage, pedestrian side door and window.

**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.

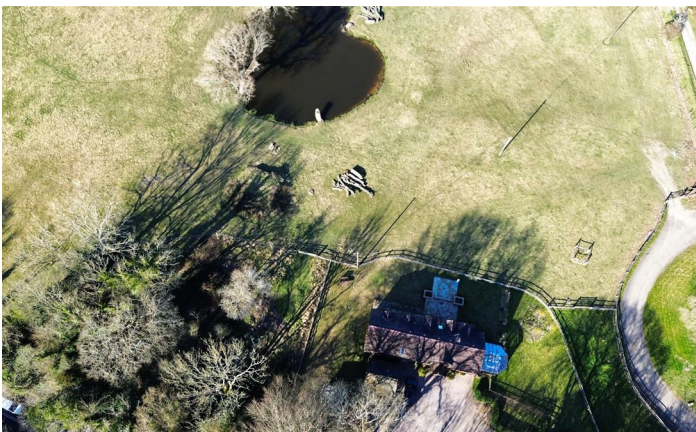












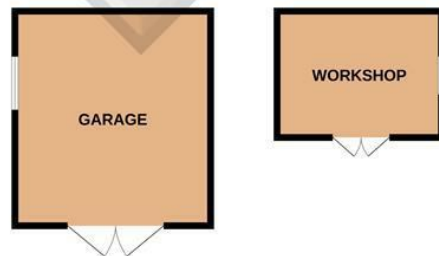


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



OUTBUILDINGS  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 3302 sq.ft. (306.8 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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