

**RUSH
WITT &
WILSON**



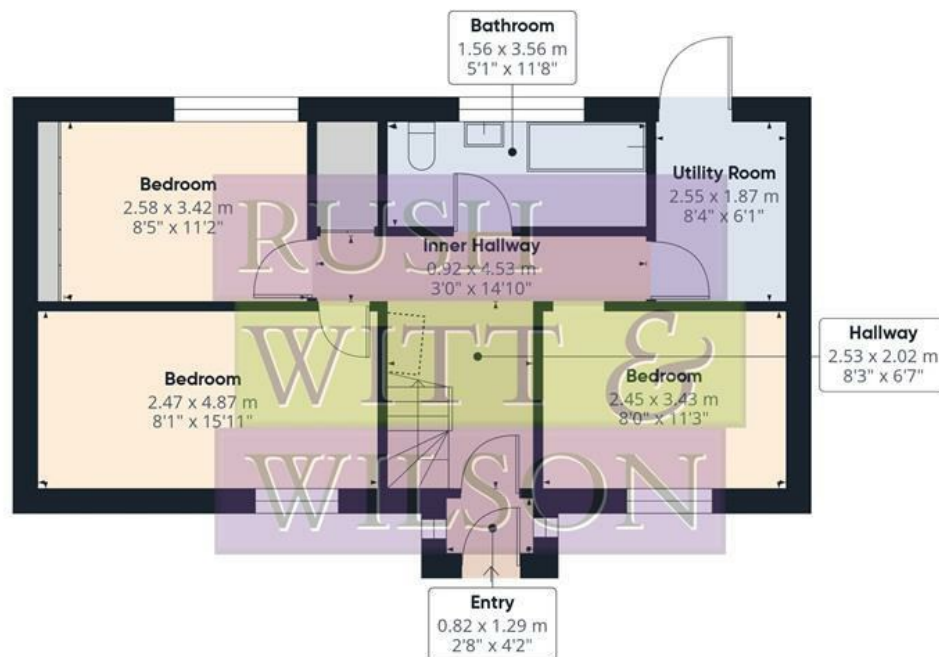
**Titus Oates Cottage The Street, Battle, TN33 0QN
Offers In Excess Of £350,000 Freehold**

Charming Former Schoolhouse Conversion nestled within a quiet terrace of period homes, this delightful former schoolhouse offers an enchanting blend of character and comfort. With its weatherboard and brick façade under a traditional tiled roof, the property exudes warmth and timeless appeal. The layout has been thoughtfully arranged, with the ground floor providing three inviting bedrooms, a family bathroom, and a useful utility room that opens directly onto a sunken courtyard - perfect for morning coffee or tending to the plants. Upstairs, the home reveals its true heart: a stunning vaulted living space with exposed beams, double-aspect views, and a central open fire that creates an inviting focal point for cosy evenings. The adjoining kitchen/diner offers plenty of space for entertaining, complete with bespoke cabinetry and room for a large table - a wonderful spot to enjoy views over the garden and rolling countryside beyond. Outside, the established garden unfolds in distinct layers. A sheltered patio area with a timber shed and greenhouse leads up to a generous lawn bordered by mature shrubs and trees, offering both privacy and open rural vistas. An allocated parking space is conveniently positioned close by. Set within walking distance of the village, with its welcoming pub, local store, and network of country walks, this charming home is ideal for those seeking a peaceful lifestyle within easy reach of the coast and nearby market towns. Chain free and brimming with charm, it's a home that feels both timeless and welcoming - a place to truly slow down, unwind, and savour the rhythm of village life.

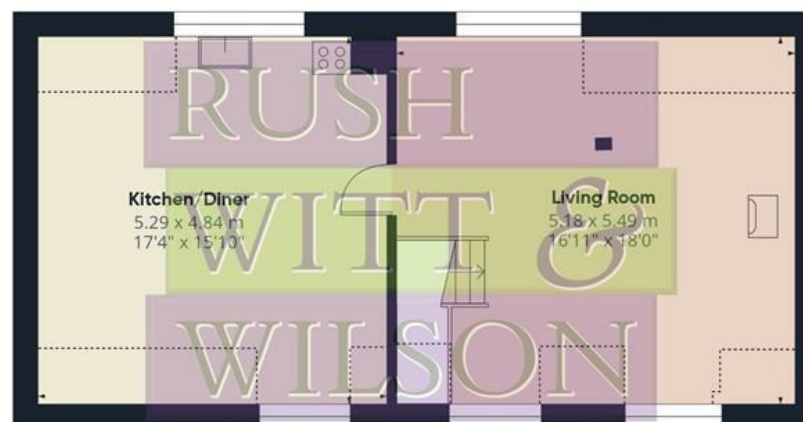








Floor 0



Floor 1

Approximate total area⁽¹⁾

104.5 m²

1126 ft²

Reduced headroom

8.4 m²

90 ft²

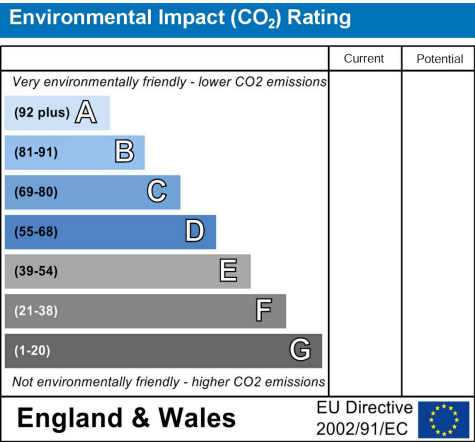
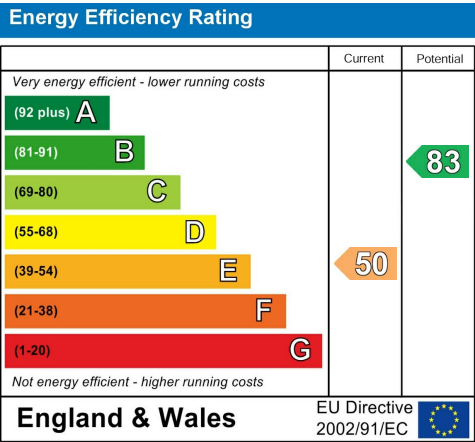
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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