

**RUSH
WITT &
WILSON**



**7 Church Road, Battle, TN33 9DP
£450,000**

Step inside this enchanting village cottage, recently renovated to an exceptional standard where every detail exudes care and craftsmanship. From the moment you arrive, the home captures storybook charm — its solid oak doors and staircase, handmade Iroco kitchen and stunning oak-framed sun room combine timeless character with modern comfort. The living room, complete with a welcoming wood burner, offers a cosy retreat, while the sun room bathes the interior in natural light, creating a serene space to relax or entertain. Outside, the beautifully landscaped gardens feel like a private haven. Lawned and gravelled sections mingle with a charming patioed seating area, perfect for morning coffee or evening drinks. Gated rear access leads to a shed and additional off-road parking, complementing the front parking while maintaining the cottage's intimate charm. Nestled in a highly desirable village, the property is a short stroll from the local pub, convenience store with post office, recreational grounds, and the popular village school, while the train station and surrounding towns are a short drive away. Falling within the sought-after Claverham and Battle Abbey catchments, it is also close to the historic High Street of Battle, the seaside delights of Bexhill, and miles of scenic woodland walks. Every corner of this home tells a story — from sunlit mornings in the oak-framed sun room to cosy evenings by the wood burner, and from gentle garden strolls to quiet moments on the patio surrounded by fragrant blooms. A rare gem that exudes warmth, character, and village idyll, this exquisite cottage is ready to welcome its next chapter of love, laughter, and memories.









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

78.4 m²

843 ft²

Reduced headroom

3.1 m²

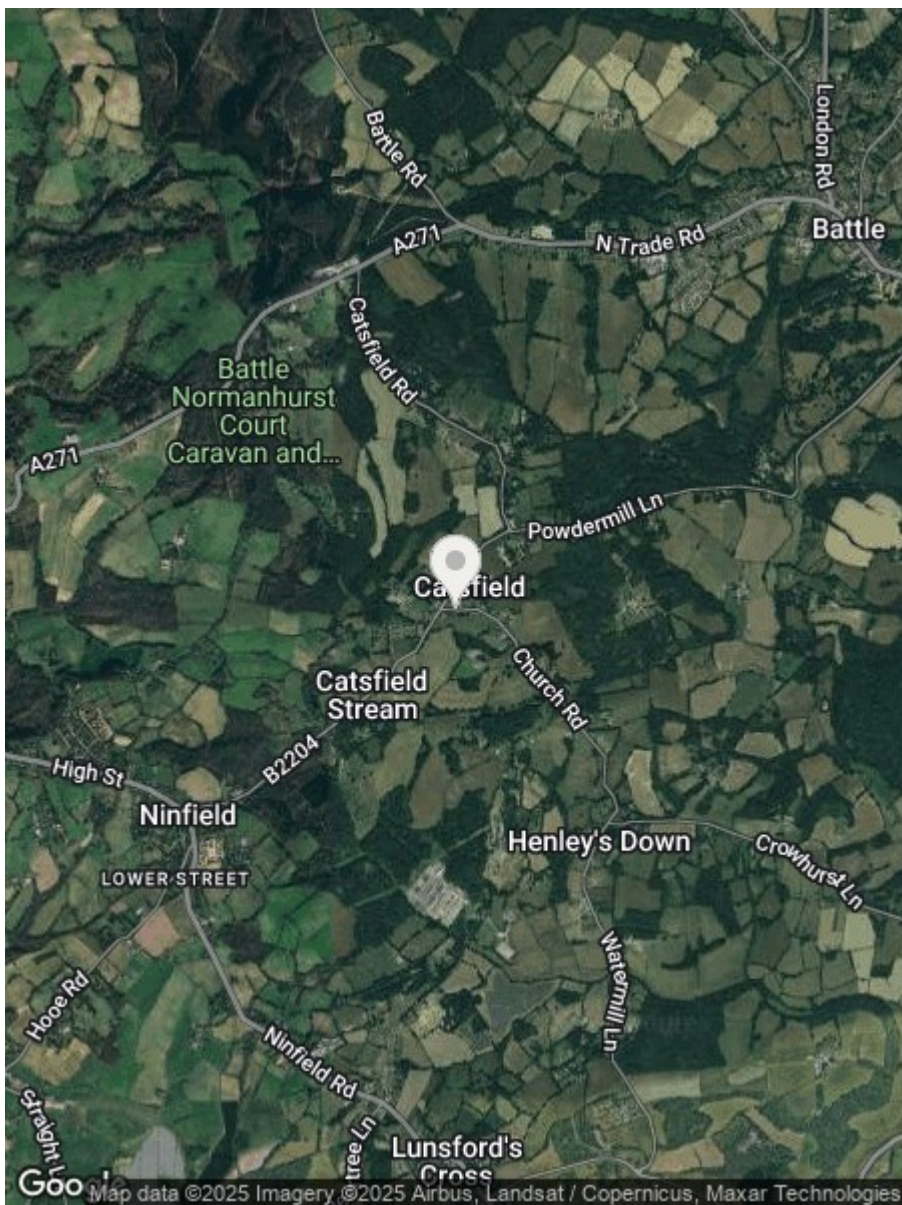
33 ft²

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Council Tax Band - C

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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