

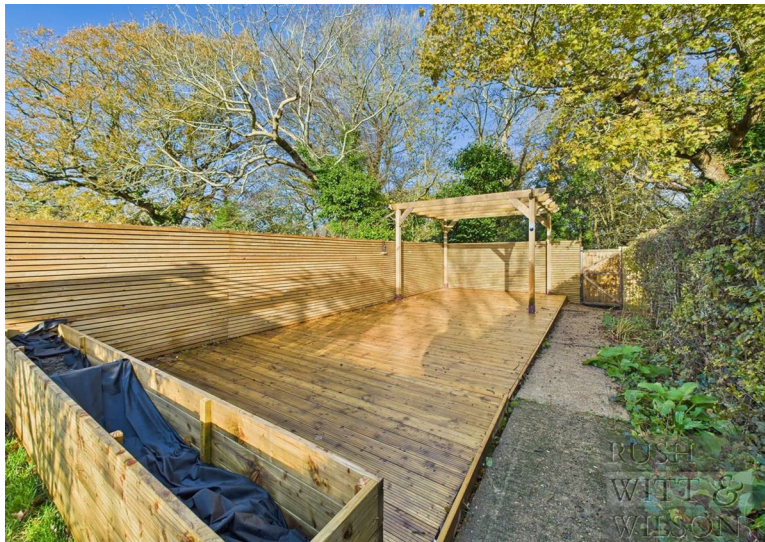
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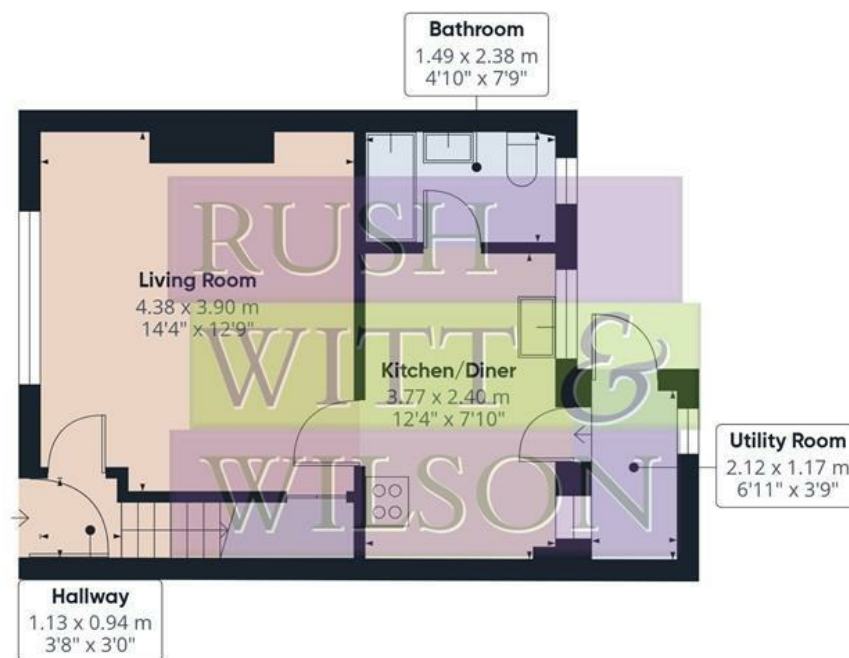
**2 Glebe Cottages Church Road, Battle, TN33 9BG**  
**Guide Price £325,000 - £350,000 Freehold**

**\*\*GUIDE PRICE £325,000-£350,000\*\*** Brimming with cottage character and surrounded by greenery, this light and airy 1930s three-bedroom home occupies a peaceful rural setting on the edge of Catsfield village. The current owner has carried out thoughtful improvements to enhance its warmth, comfort and charm, including solar panels and an air-source heat pump, as well as sympathetic works to restore the cottage's original feel. The rooms are generously proportioned, filled with natural light and enjoy delightful views over the garden and countryside. The front living room is inviting and cosy, while the kitchen affords space to dine and is located at the rear of the property, connecting beautifully to the outdoors. One of the home's highlights is the beautiful rear garden, stretching over 100ft and offering a wonderful sense of privacy. It features a raised herb patch and a sun-soaked decked pergola, creating the perfect spot to sit, relax, entertain and enjoy the changing seasons. The front garden adds charm with its planting, while the property also benefits from an allocated parking space, a rare advantage for this type of cottage. Catsfield offers a welcoming village community with a shop, pub and popular primary school, while the historic town of Battle is just a short drive away with its amenities and mainline station. Altogether, this is a delightful cottage full of charm, character and potential, set in a peaceful and picturesque location - a home that invites you to create your own countryside story.









**Floor 0**

**Approximate total area<sup>(1)</sup>**

65.2 m<sup>2</sup>

702 ft<sup>2</sup>



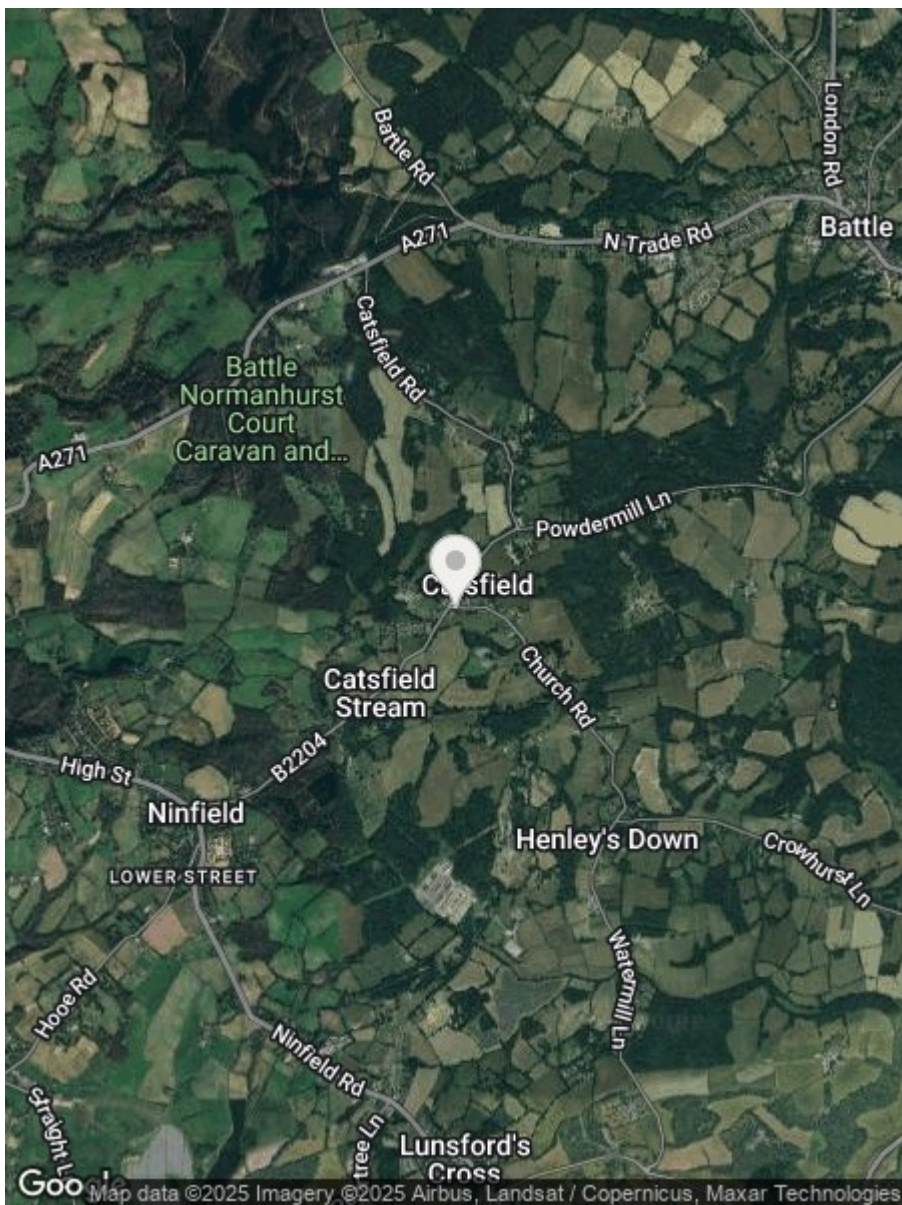
**Floor 1**

(1) Excluding balconies and terraces

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

**GIRAFFE 360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

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.

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