

# JOHN BRAY & SONS



13 Blacksmiths Field  
Crowhurst, Battle, TN33 9AX

**Offers In Excess Of £500,000**





## 13 Blacksmiths Field

Crowhurst, Battle, TN33 9AX

The property: a beautifully presented three bedroom semi detached family home with generous front and rear gardens and a detached garden cabin measuring 10m x 8m. Spanning two storeys the accommodation offers a charming cottage feel with accommodation comprising a living room which enjoys a front aspect and an eat-in kitchen which benefits from modern fitted units, bi-folding doors leading out to the rear garden and a separate utility room with a downstairs cloakroom. On the first floor there are three bedrooms along with a shower room and from the front of the property there is an attractive outlook over neighbouring fields. The private and landscaped rear garden offers a generous patio with steps to an expanse of lawn which borders private woodland while the front garden is mainly laid to lawn with a detached garden cabin which provides the perfect social space. Measuring 10m x 8m the cabin could lend itself to a variety of uses and benefits from power, electric heating, a w/c and large storage space/workshop.

The location: situated in Crowhurst, a quiet Village location with far reaching countryside views this fantastic property is within walking distance to a recreation ground, local pub and mainline railway station with connections to London.

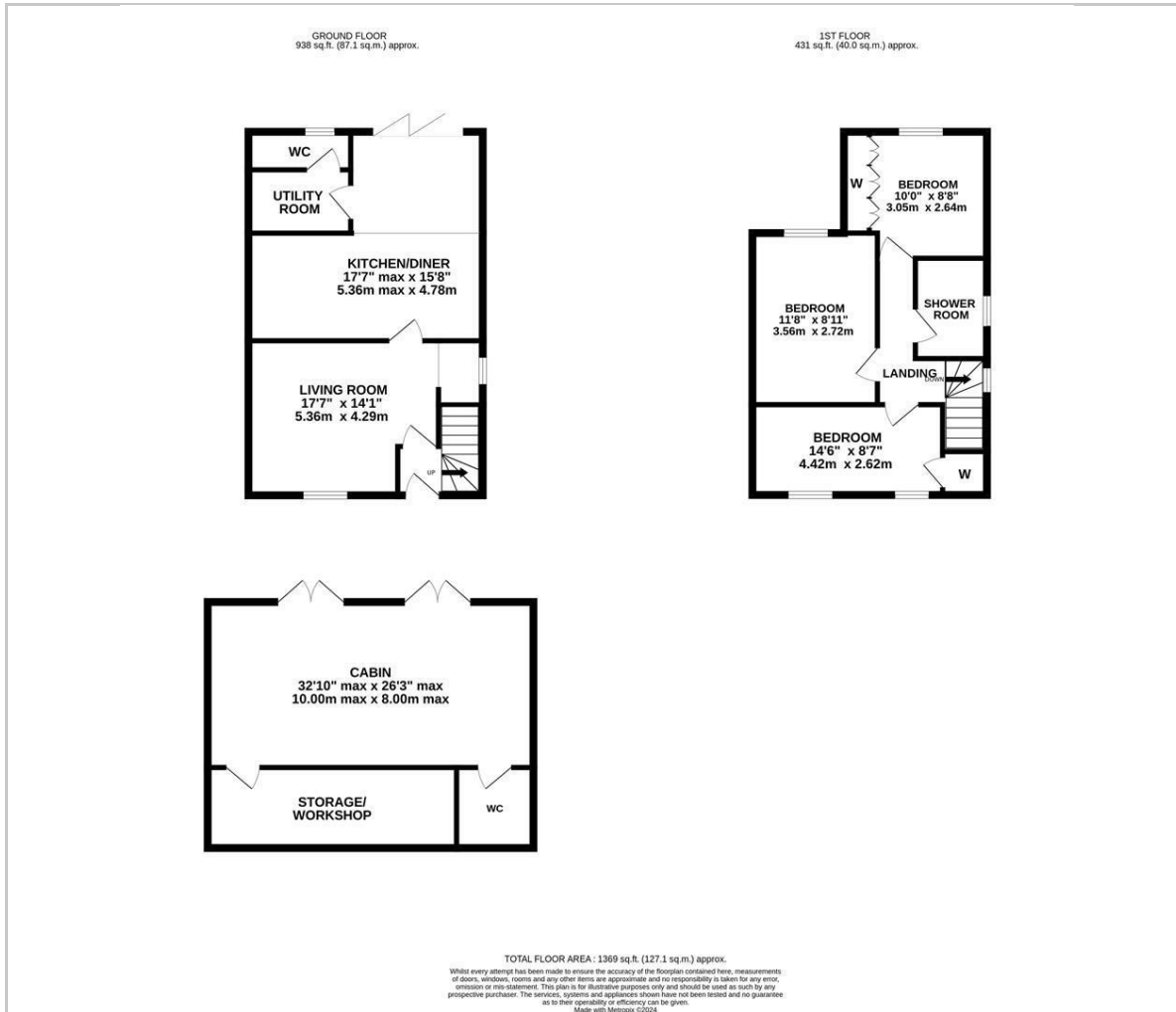








## Floor Plan



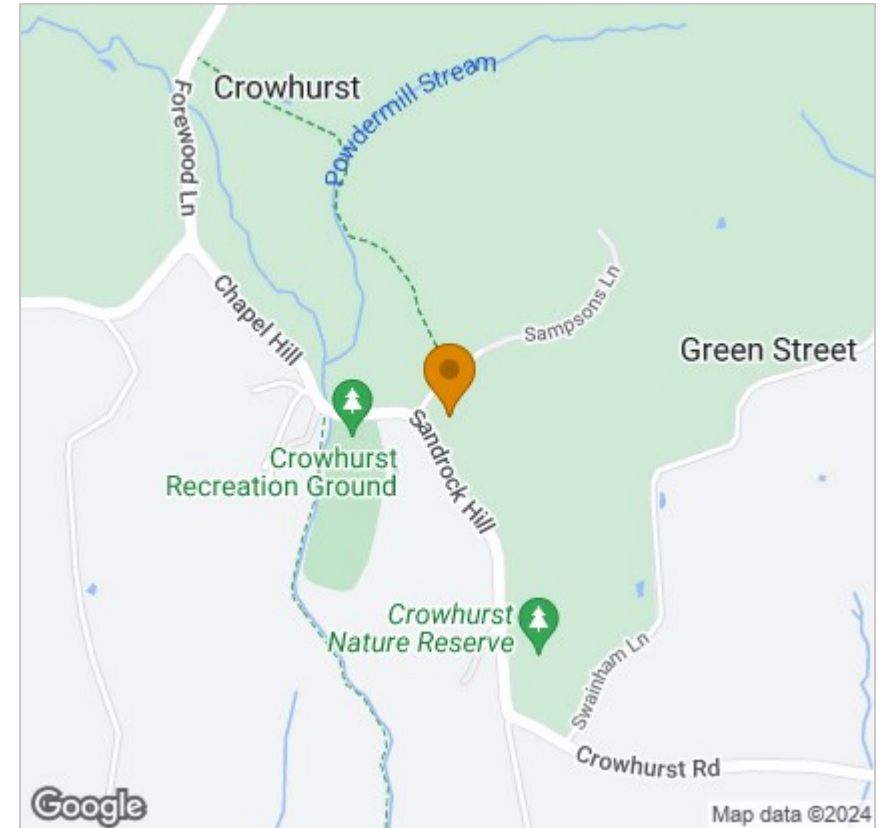
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

