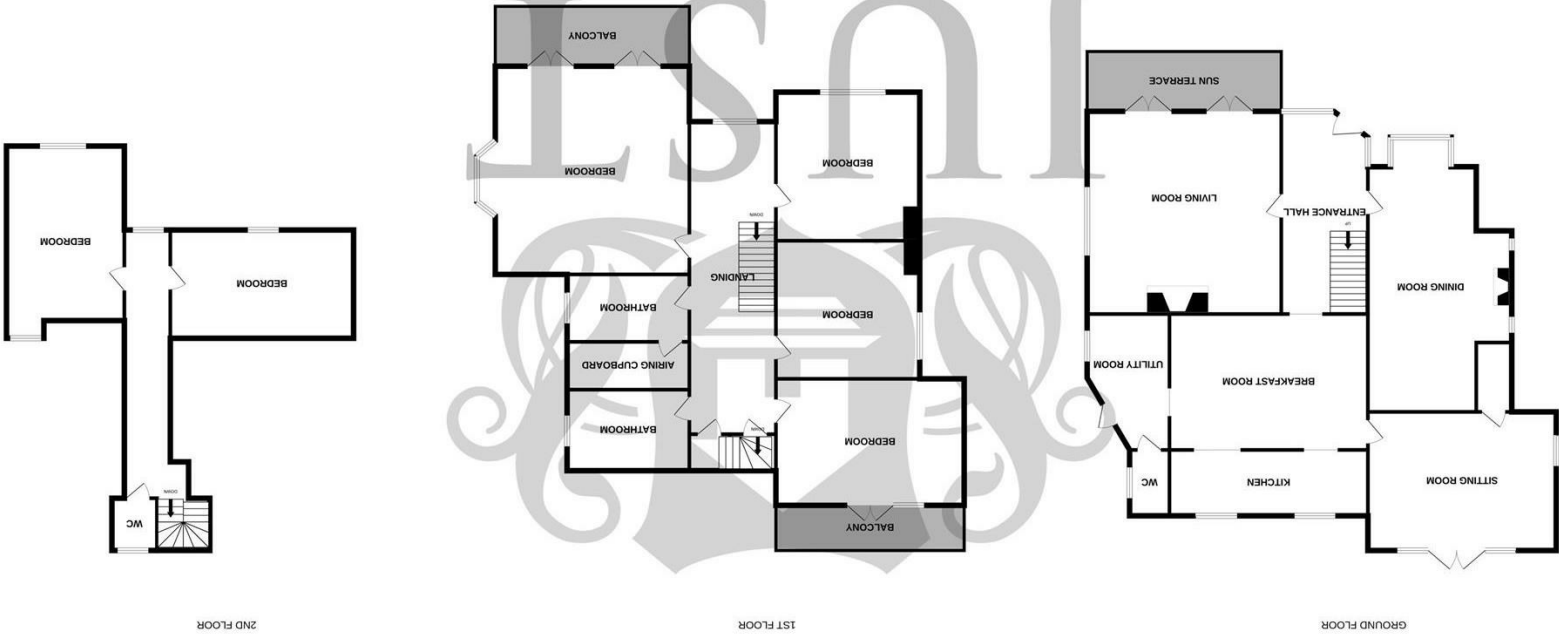




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	27	55
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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Torfields Forewood Lane, Battle, TN33 9AB

FLOORPLANS



6 Bedrooms 2 Receptions 2 Bathrooms 3530.56 sq ft

Torfields Forewood Lane, Battle, TN33 9AB

Freehold

£799,950



PROPERTY DETAILS

Viewing is essential to fully appreciate this delightful 1900s detached home, which offers generous proportions centered around a spacious reception hall. The property features three elegant reception rooms, each enhanced by a cosy open fireplace. The living room opens onto a sun terrace, while the sitting room leads to the patio and gardens. The impressive living room is particularly spacious, complete with a recessed fireplace. At the heart of the home lies a stunning kitchen/breakfast room, beautifully designed with bespoke cabinetry.

The standout master bedroom benefits from a dual aspect and a private balcony, offering stunning southerly views. In total, there are six well-appointed bedrooms spread across the first and second floors, along with two separate bathrooms—one of which provides access to a walk-in linen cupboard. The home retains much of its original charm, featuring decorative plaster ceilings, original woodwork, deep skirting boards, panelled doors, and period fireplaces.

Outside, the property offers ample parking and access to a large garage, complete with a maintenance pit. The beautifully landscaped gardens provide privacy and seclusion, featuring a variety of seating areas and garden walkways. Set in a desirable semi-rural location on the edge of Battle, the property is just a short walk from Crowhurst station.

W3W Location: [///crossword.vaulting.matchbox](https://www.crossword.vaulting.matchbox)

ROOM DIMENSIONS

Front Door

Entrance Hall
21'7" x 6'0" (6.60m x 1.83m)

Living Room
22'0" x 16'6" (6.73m x 5.05m)

Dining Room
20'8" x 20'0" (6.30m x 6.12m)

Kitchen Breakfast Room
17'7" x 18'8" (5.36m x 5.69m)

Utility Room
13'5" x 8'0" (4.09m x 2.46m)

W.C.

Sitting Room
20'2" x 14'9" (6.15m x 4.52m)

Stairs to Landing

Bedroom
20'8" x 20'4" (6.30m x 6.22m)

Bedroom
13'1" x 12'4" (4.01m x 3.78m)

Family Bathroom
10'11" x 6'9" (3.35m x 2.06m)

Bedroom

12'4" x 10'9" (3.76m x 3.30m)

Bedroom
16'0" x 11'1" (4.88m x 3.40m)

Bathroom
10'0" x 6'9" (3.07m x 2.08m)

Stairs to Landing

W.C.

Bedroom
14'9" x 9'8" (4.50m x 2.95m)

Bedroom
18'9" x 10'11" (5.74m x 3.35m)

Potting Shed
12'9" x 8'9" (3.91m x 2.67m)

Off-Road Parking

Detached Garage
23'1" x 12'0" (7.06m x 3.68m)

Mature Gardens

FEATURES

- Detached Period Property
- Stunning Gardens
- Large Kitchen/Dining Room
- Rural Outskirts
- Up to 6 Bedrooms
- Balconies enjoying Views
- Approx. 1 Acre (tbv)
- Walking Distance of Station
- Sought After Village Location
- Mature Gardens

