

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Battle Road, Brightling, TN32 5HZ

- ▼ Five Bed Detached Cottage
- ▼ Stunning Rural Location
- ▼ Beautiful Views
- ▼ Character Features Throughout
- ▼ Tastefully Modernised
- ▼ Detached Barn Garage



EPC RATING

Current:

43 | E

Potential:

66 | D

Guide Price

£900,000-£950,000



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A charming five bedroom detached cottage of considerable character, thoughtfully extended and enhanced over the years, enjoying glorious countryside views to the rear and set within established gardens. The accommodation is well balanced and highly versatile, offering generous yet comfortable living space ideally suited to both family life and entertaining. A welcoming entrance hall leads through to a superb triple-aspect sitting room, flooded with natural light and enjoying attractive views across the gardens, creating a wonderfully bright and inviting principal reception space. The kitchen forms a true focal point of the home. This beautifully finished, handmade bespoke kitchen is perfectly positioned to take full advantage of the breathtaking rear outlook across open countryside. Both elegant and practical, it provides an exceptional setting for everyday living and social occasions alike. A separate dining room/conservatory opens directly onto the terrace, seamlessly connecting the indoor and outdoor spaces. An extremely useful utility room with a cloakroom is ideally suited to countryside living, offering practical space for boots, coats and day-to-day essentials. Upstairs, the principal bedroom enjoys delightful rural views and benefits from a walk-in wardrobe and en suite shower room. There are four further bedrooms, served by a well-appointed family bathroom, providing flexible accommodation for family, guests or home working. Outside, a substantial driveway provides parking for numerous vehicles and leads to an attractive oak-framed double garage/outbuilding. An external staircase gives access to a useful room above, currently unfitted but offering excellent potential for a variety of uses, subject to any necessary consents. The gardens form an established setting, with areas of lawn enclosed by mature hedging and fencing and a generous paved terrace to the south of the house, ideal for outdoor dining while enjoying the open outlook across neighbouring countryside. In total the property sits on around a third of an acre. The property is situated in the picturesque village of Brightling, within the High Weald Area of Outstanding Natural Beauty, renowned for its rolling countryside, historic woodland and excellent walking routes. Robertsbridge lies approximately four miles away offering local shops, amenities and a mainline railway station, while the historic town of Battle is around eight miles distant, providing a wider range of schooling, shopping and leisure facilities.

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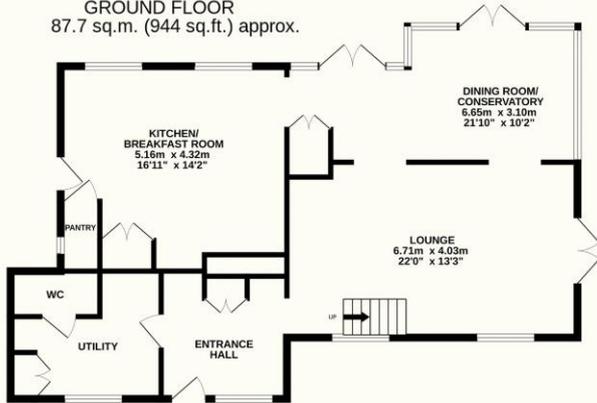
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The Property
Ombudsman

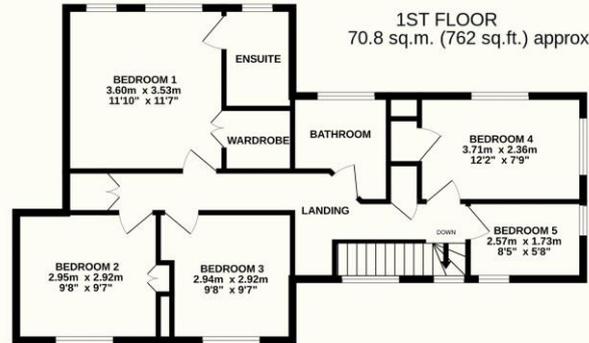
The Property
Ombudsman
LETTINGS



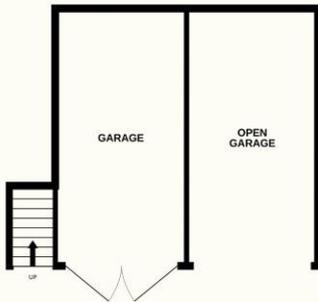
GROUND FLOOR
87.7 sq.m. (944 sq.ft.) approx.



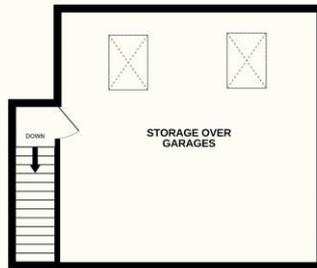
1ST FLOOR
70.8 sq.m. (762 sq.ft.) approx.



GARAGES
37.4 sq.m. (403 sq.ft.) approx.



STORE ABOVE GARAGE
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA : 235.4 sq.m. (2533 sq.ft.) approx.

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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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