7 Church Road, Catsfield

£375,000 - £400,000 Freehold

Beautifully refurbished character home in the heart of Catsfield, combining exposed beams and oak finishes with stylish modern updates. Featuring a log burner, newly fitted kitchen, oak-framed dining room and landscaped garden with gated parking to the rear.

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Set behind a newly landscaped frontage with a gravel-edged drive and laurel hedging, this fully refurbished home blends character features with thoughtful modern finishes throughout. From the moment you step inside, there's a warm, inviting feel — from the engineered oak flooring and panelled walls to the exposed beams and oak-framed additions that bring light and texture into the space. The layout flows naturally, creating a home that feels equally suited to quiet evenings by the fire or entertaining with friends spilling out into the garden on summer evenings.
The living room sits at the front of the house and centres around a working log burner with an oak mantel and brick surround, creating a cosy focal point. Part-panelled timber walls finished in soft grey tones add depth and character, while engineered oak flooring runs underfoot and the front-facing outlook keeps the room feeling bright and open. An oak-framed internal opening connects through to the kitchen and dining space beyond, allowing light to travel through the ground floor while still giving each area its own identity.

Recently fitted, the kitchen combines classic and contemporary finishes with sage green cabinetry, wooden worktops and a butler sink. Integrated appliances include a dishwasher and washing machine, with space provided for a range-style cooker and fridge freezer. Spotlights and stone tiled flooring complete the space, while the opening through to the dining room gives the whole area a sociable feel.

To the rear, the oak-framed dining room is a standout addition, finished with the same tiled flooring for continuity and full glazing overlooking the garden. Double doors open directly onto the sandstone patio, making it an ideal space for indoor-outdoor dining and entertaining during the warmer months.

Upstairs, the first floor offers two bedrooms and a beautifully finished bathroom. The front bedroom is a comfortable double with newly fitted beige carpets, while the rear bedroom overlooks the garden and would work well as a good-sized single room, nursery or cabin-style bedroom, complete with an exposed beam adding character. The bathroom has been thoughtfully designed with a large walk-in shower featuring rainfall and detachable chrome fittings, aqua-panelled walls, a square basin set over grey storage cabinetry, chrome towel rail, WC and stone-toned tiled flooring. Spotlights and an exposed beam soften the contemporary finish and tie in with the character of the house.

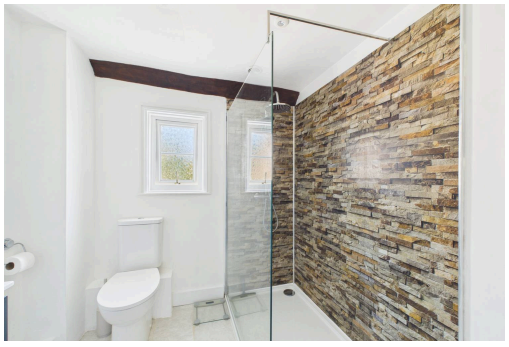
The top floor has been converted into an impressive principal bedroom suite with beige carpeting, sash and Velux windows bringing in plenty of natural light, and useful eaves storage. A freestanding roll-top bath sits within the room on stone-effect tiled flooring, creating a relaxed boutique feel, while a separate partitioned WC adds practicality.

Outside, the garden has been completely redesigned to create a series of usable spaces. A sandstone patio leads onto a generous lawn, while sleeper-edged planting and gravel pathways guide you up through the garden to an additional seating area at the top. Double gates provide the option for parking to the rear if required, alongside a good-sized shed for storage.

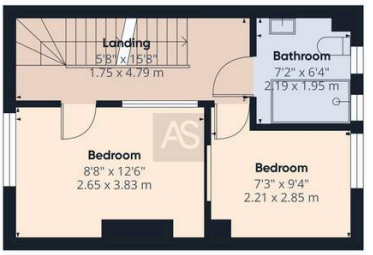
Further features include newly installed double glazed windows, new oil-fired central heating, oak and glass balustrades adding a contemporary edge to the staircase and landing, exposed beams to the first floor, and wooden internal doors finished with black iron latch furniture throughout. The result is a home that feels cohesive, carefully considered and ready to move straight into.

- Fully refurbished character home
- Situated in the popular village of Catsfield
- Living room with log burner and oak mantel
- Newly fitted sage green kitchen with wooden worktops
- Oak-framed dining room opening onto the garden
- Three bedrooms arranged over three floors
- Stylish shower room with rainfall shower
- Landscaped rear garden with sandstone patio
- Gated rear parking and garden shed
- Exposed beams, oak finishes and new double glazing throughout

Catsfield is a well-regarded village surrounded by rolling countryside, offering a balance of rural living and everyday convenience. The village itself has a popular local pub, primary school, village hall and countryside walks close by, while the historic town of Battle is only a short drive away with its independent shops, cafes, mainline station and supermarkets. The coast at Bexhill and Hastings is also easily accessible, making the area ideal for those looking to enjoy both village life and nearby seaside towns.



Floor 0



Floor 1

Floor 2

Approximate total area(1)

851 ft²

79 m²

Reduced headroom

36 ft²

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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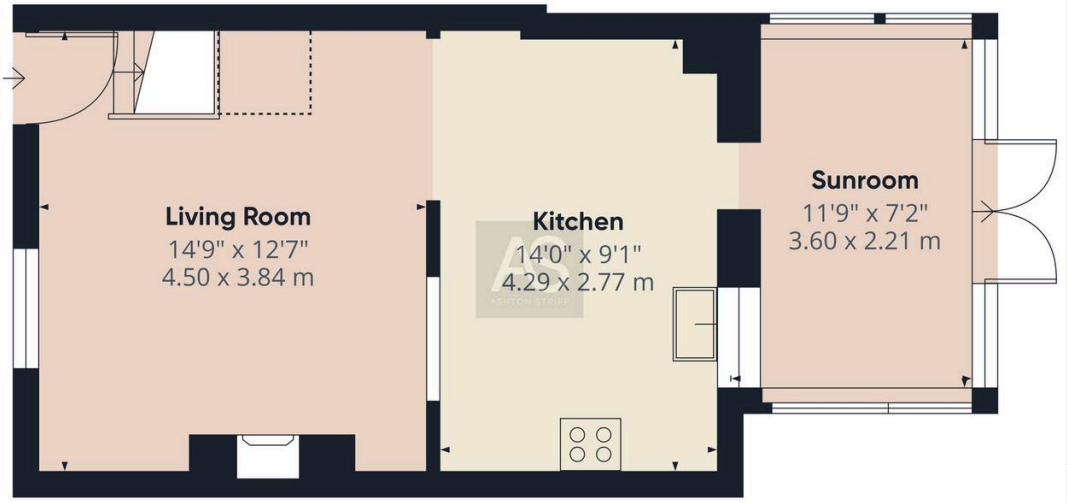

Floor 0

Approximate total area(1)

408 ft²

37.9 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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