



## 14 Bowmans Drive, Battle

£600,000 Freehold

Detached family home set in a peaceful residential spot close to Battle High Street. Enjoy the charm and community of one of East Sussex's most historic market towns, with easy access to local shops, schools, countryside walks and mainline rail links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

**AS**  
ASHTON STRIPP

**AS**  
ASHTON STRIPP

01424 772954  
info@ashtonstripp.co.uk  
33 High Street, Battle, TN33 0EH



This well-presented four-bedroom family home sits in a convenient and peaceful spot near Battle High Street, offering generous living spaces, countryside views, a landscaped garden, and a detached double garage. The wide entrance hall sets a warm tone with wood-effect laminate flooring and modern finishes, including a recently updated cloakroom with built-in storage and chrome towel rail. A versatile open area to the right makes an ideal study nook or play space, with useful under-stairs storage opposite.

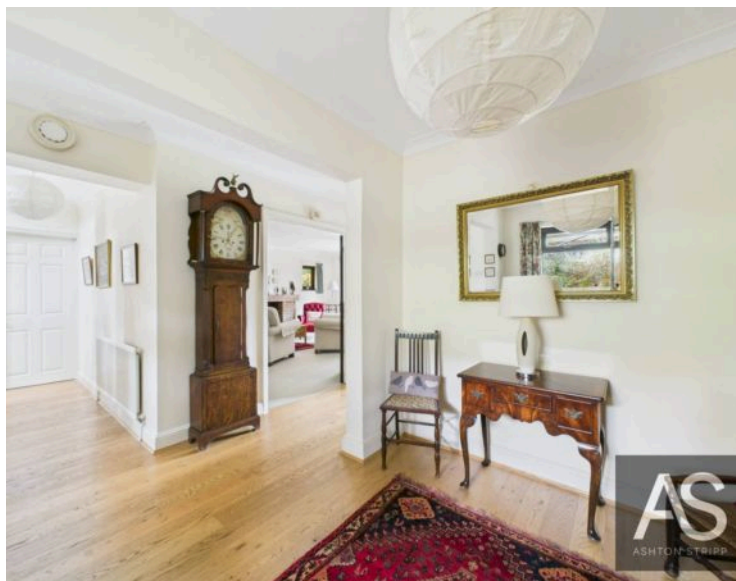
Double doors lead into the bright main living room, featuring an open fireplace, cream carpet, and French doors at both ends. One set opens to the conservatory – a comfortable year-round space with electric heating and tiled floors – while the other connects to the patio. A second reception room offers further flexibility as a snug, dining room or home office. The kitchen overlooks the garden and has a welcoming country feel, with cream shaker-style units, wood-effect worktops, space for a range cooker and dishwasher, and plenty of room for family dining. A rear door leads straight outside. The separate utility room, updated two years ago, provides excellent storage and appliance space, along with a second sink and the boiler system.

Upstairs, a mezzanine-style landing offers a bright spot for a home office. The main bedroom enjoys lovely garden views and includes three built-in wardrobes and a modern en-suite shower room. Two additional double bedrooms also overlook the garden, while a fourth bedroom sits at the front with its own built-in cupboard. The recently refurbished family bathroom features marble-effect tiling, shower-over-bath, a vanity unit, and chrome towel rail.

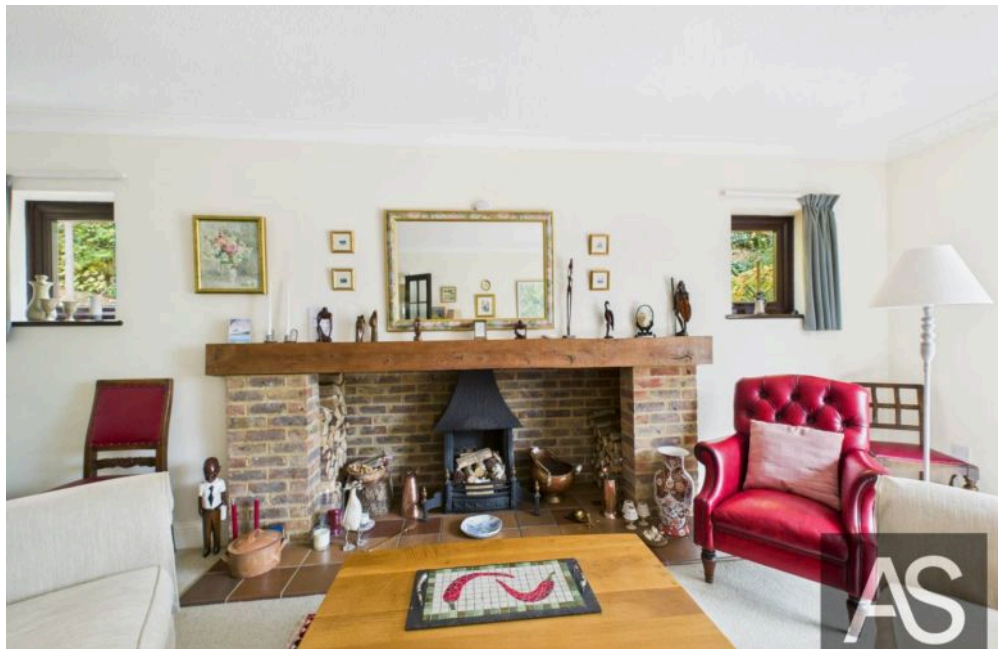
Modern upgrades include a new gas boiler, full fibre broadband, and solar panels with battery storage, adding energy efficiency and convenience. All rear bedrooms enjoy peaceful countryside views, complementing the home's generous proportions.

The rear garden is ideal for outdoor living, with patios off both the conservatory and snug, a lawned area, pathways, and a secluded lower garden with greenhouse, shed, and mature planting. Side access on both sides of the house makes maintenance easy. To the front, a large driveway provides ample parking and leads to a detached double garage with electric door.

Perfectly placed close to Battle's shops, cafés, schools and mainline station – with direct trains to London – this home offers an appealing blend of comfort, practicality and countryside surroundings, all within one of East Sussex's most historic and vibrant market towns.



- Spacious detached family home within walking distance of Battle town centre
- Large entrance hall with oak laminate flooring and under-stairs storage.
- Generous living room with open fire, brick surround, and oak mantelpiece.
- Bright conservatory with tiled flooring, electric heating, and access to the rear garden.
- Versatile second reception room, currently used as a snug, previously a dining room.
- Modern shaker-style kitchen with wood-effect worktops, fitted microwave, and space for a range cooker and dining table.
- Separate utility room, updated two years ago, with ample storage and appliance space.
- Four good-sized bedrooms, including a master with built-in wardrobes and updated en-suite.
- Modern family bathroom with marble-effect tiling and chrome fittings.



Bowmans Drive is a quiet and desirable residential area within a short distance of Battle's historic High Street, local schools, and mainline station. The town offers a good range of shops, cafés, and amenities, with easy access to the A21 and surrounding countryside.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
2106 ft<sup>2</sup>  
195.5 m<sup>2</sup>

(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

You can include any text here. The text can be modified upon generating your brochure.