



Saxonwood Road, Battle

Offers Over £775,000

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## Saxonwood Road, Battle

Nestled in one of Battle's most coveted roads, this attractive 1930s detached family home presents a rare opportunity to acquire a substantial property boasting flexible accommodation, 5 bedrooms and a generous plot of approximately 0.25 acres. While offering scope for modernisation, this charming residence retains its period character and is perfectly positioned within walking distance of the town centre, schools, and the train station.

As you approach, a double driveway provides ample parking and leads to the attached single garage and front garden.

Upon entering, you are greeted by an impressive and versatile entrance hall, featuring a decorative brick fireplace and under-stairs storage. A double-glazed window overlooks the front garden, flooding the space with natural light. From here, a door leads to the dining room. Currently utilised as a second living room, this double-aspect reception room is adaptable to various uses and includes a fitted gas fire. The property benefits from gas central heating throughout.

The kitchen/breakfast room, awaiting a contemporary update, currently offers a range of base and eye-level cupboards, a 1.5 bowl sink unit, plumbing for a dishwasher, and a cooker point. A larder cupboard provides additional storage, and a further door leads to a WC, a rear hallway, and direct access to the garden. The rear hallway is equipped with plumbing for a washing machine, a vent for a dryer, and space for coats and outdoor shoes and has a door leading to the rear garden. The WC features, a low-level WC, wash hand basin, and a double-glazed window.

Forming part of the extension, the sitting room is a spacious, double-aspect area with sliding doors that open directly onto the rear terrace and garden, perfect for indoor-outdoor living. This room also features a charming brick-built fireplace with a fitted gas fire.

The first floor is accessed via a staircase, leading to two sections of the landing. The first floor offers five well-proportioned bedrooms, providing excellent flexibility for family living. The principal bedroom is situated at the rear of the property, benefitting from an ensuite



shower room. Bedroom 2 is a bright, double-aspect room offering ample light and space. Bedroom five is overlooking the front aspect and is located close to the principle bedroom, offering scope to make this a larger bedroom suite, should you require. Two additional bedrooms and a family bathroom complete the first floor. From bedrooms one and two, there are elevated views that extend across to Battle Abbey. The landing currently has an area providing a useful study space, ideal for those working from home. There is an airing cupboard and loft access to a part-boarded roof space.

The south-facing rear terrace and gardens are a true highlight of this property and offer a high degree of privacy. Enclosed by fencing and natural hedgerow, the garden features mature fruit trees, along with a beautiful oak tree towards the rear. A large lawn area and a good-sized terrace provide ideal spaces for outdoor entertaining. Towards the garden's end, a shed on a concrete base has previously served as an office or gym, with an adjacent decked area. An additional garden shed offers further storage.

Abbotsfield enjoys an enviable position towards the end of Saxonwood Road, a quiet no-through road. It's just a few minutes' walk to Battle High Street, which offers a wide array of independent shops, inviting pubs, and charming cafes. Nearby, Hastings is approximately 8 miles away, Bexhill-on-Sea 9 miles, and Tunbridge Wells 22 miles via the A21. Battle Station is within walking distance, providing convenient direct rail services to London Bridge and Charing Cross. Bexhill station (9 miles away) offers services on the Brighton to Ashford International line, with connections to Gatwick and London Victoria. The A21 provides easy access to the M25 and onward motorway networks.

Excellent local schools include Battle & Langton Primary School, Claverham Community College, and the independent Battle Abbey School.

Battle is a vibrant town with a wide range of events and popular activities year-round. Enjoy exploring Battle Abbey (English Heritage), Bateman's & Bodiam Castle (National Trust), various golf clubs, leisure centres, and accessible theatre and cinema facilities. The coast and country parks are also within easy reach, offering abundant outdoor pursuits.



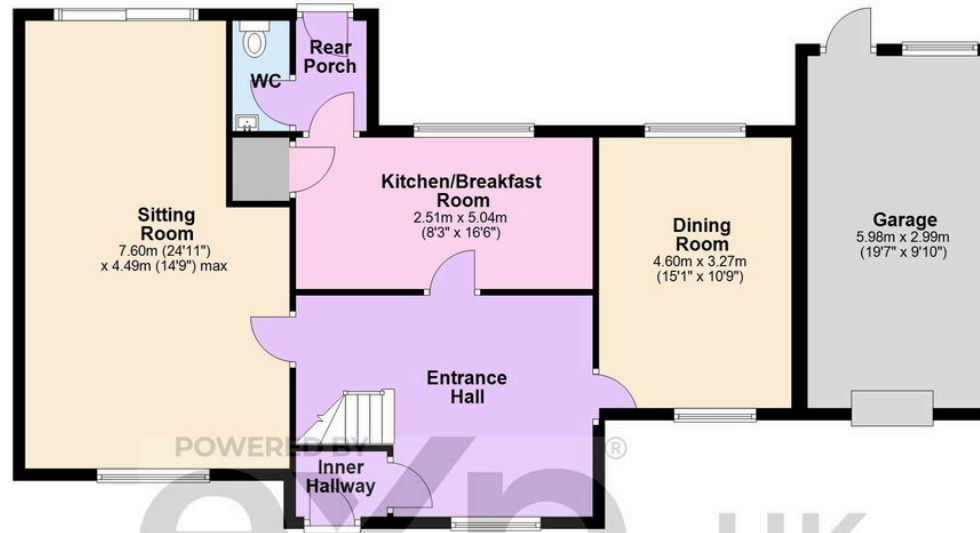






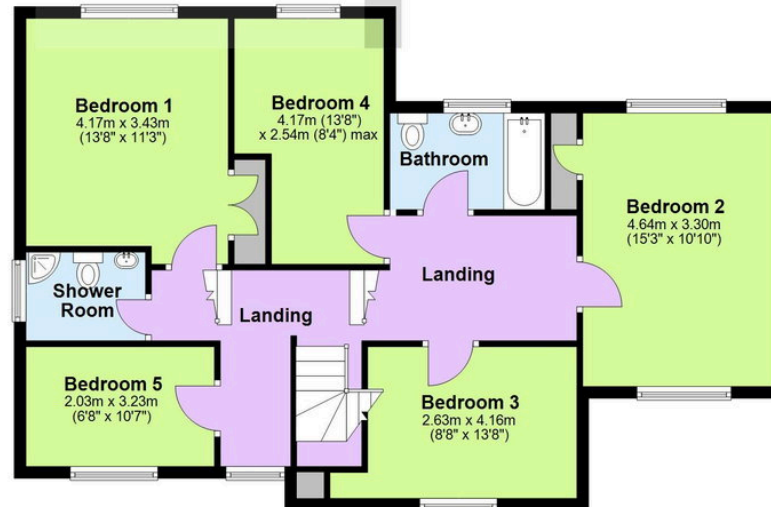
### Ground Floor

Approx. 102.8 sq. metres (1106.3 sq. feet)



### First Floor

Approx. 84.7 sq. metres (911.2 sq. feet)



Total area: approx. 187.4 sq. metres (2017.5 sq. feet)

Dimensions are for illustrative purposes only. No responsibility is accepted for any errors.  
Plan produced using PlanUp.