

**RUSH
WITT &
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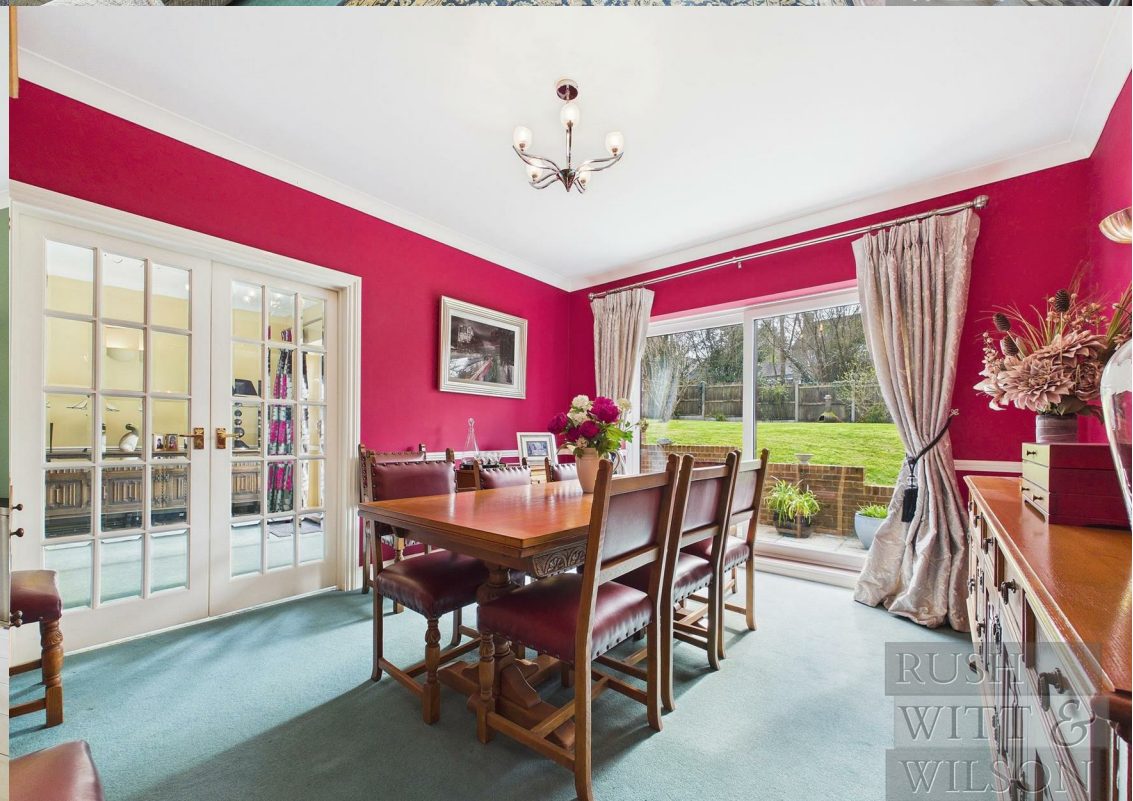


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Archers The Grove, Battle, TN33 0UN
£775,000 Freehold

A substantial four-bedroom detached executive home set within approximately one-third of an acre, positioned in an exclusive private close of just a handful of homes, and offered to the market for the first time in nearly 30 years. Ideally located within easy reach of the historic market town of Battle, the property enjoys convenient access to the High Street, mainline station, and is well placed for a selection of highly regarded schools including Claverham Community College and Battle Abbey. The home itself offers a welcoming and well-balanced layout, beginning with an inviting entrance lobby that leads through to a study/home office and a convenient downstairs WC. The separate dining room provides an ideal space for entertaining, flowing seamlessly into the generous dual-aspect living room, complete with a woodburning stove and direct access onto the beautifully landscaped rear garden. The kitchen/breakfast is of excellent proportions, offering ample space for dining and everyday living, with further access to the garden and a useful adjoining utility room. Externally, the property truly excels. The rear garden is thoughtfully landscaped and wraps around the home, featuring a well-maintained lawn, patio seating areas, and a variety of mature trees and established planting. Two separate awnings provide welcome shade during the warmer months, while gated side access leads to the double garage and additional storage via a substantial shed. To the front, there is ample off-road parking alongside the double garage. Upstairs, the property continues to impress with four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a spacious family bathroom. The home is light-filled throughout, offering a wonderful sense of space and versatility, perfectly suited to modern family living. A rare opportunity to acquire a long-held home in a highly desirable and private setting – early viewing is strongly recommended.







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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

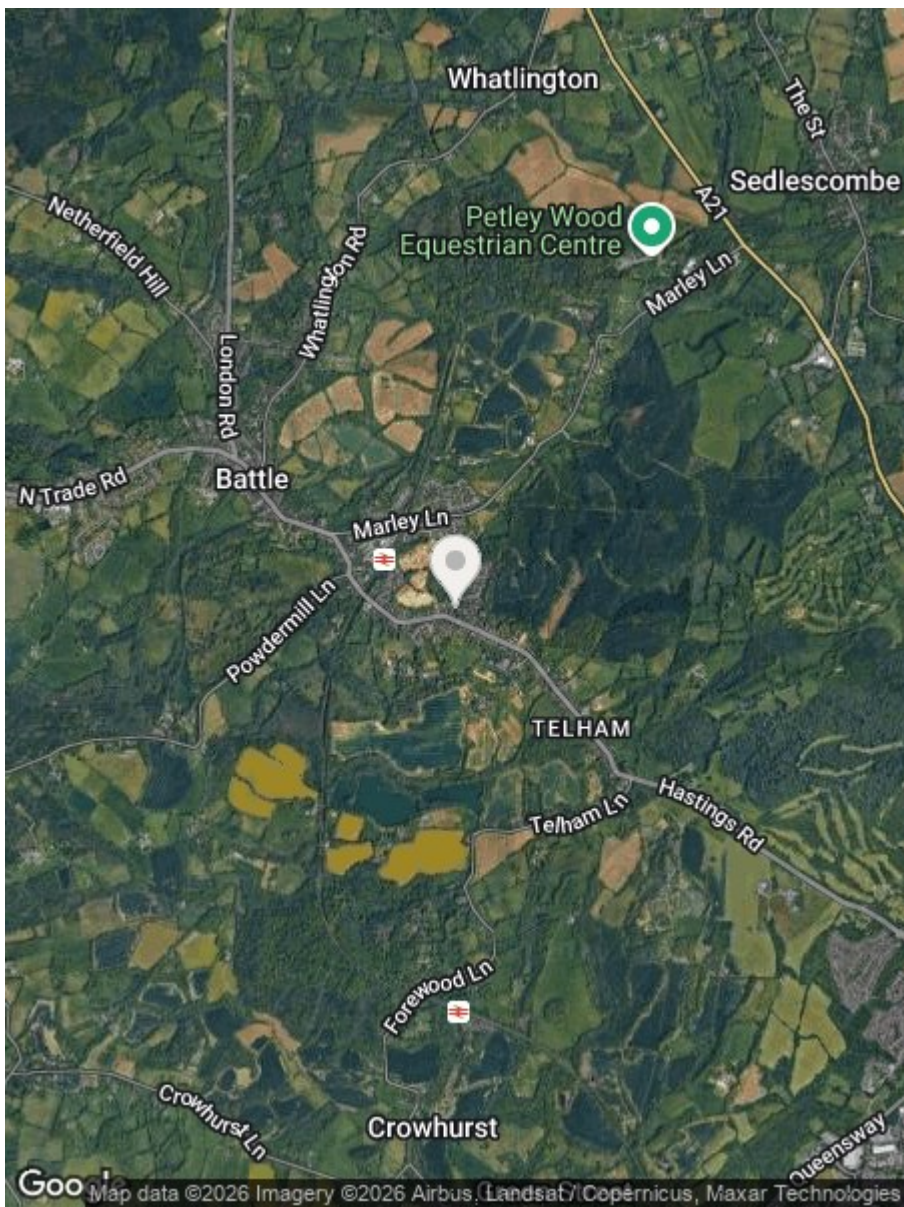
239.9 m²

2584 ft²

(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.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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