





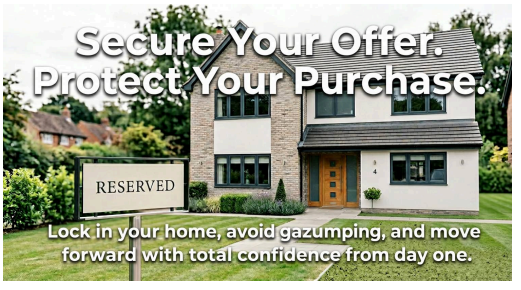
20 Glengorse, Battle

£650,000 Freehold

Guide Price - £650,000 - £700,000. A generous four-bedroom family home in Battle, with three reception areas, a light-filled sunroom, four double bedrooms, double garage and parking for four cars. Mature gardens, solar panels with battery storage and a convenient setting for the station, town and schools.

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Set along Glengorse, this substantial family home offers generous accommodation, four double bedrooms, three separate living and dining spaces, a double garage and parking for at least four cars. Solar panels with battery storage provide an additional benefit, while the established rear garden includes apple, pear and cherry trees. The property is also conveniently positioned for the station, town and local schools.

The entrance hall provides access to the principal ground-floor rooms, with a cloakroom to the left featuring black tiled flooring, a heated towel rail, WC and basin with storage beneath.

The living room overlooks the front garden, with a gas fire providing a focal point. Double doors connect with the separate dining room, while bi-folding doors lead into the sunroom. With a solid roof, generous glazing, wooden flooring and direct access to the garden, the sunroom provides a useful additional living space throughout the year.

The dining room overlooks the rear garden and can be accessed from both the living room and hallway. At the front, the kitchen is fitted with wooden wall and base units, tiled splashbacks, a ceramic sink and wood-effect flooring, with an electric oven and hob. An internal door leads directly into the double garage.

A separate utility room overlooks the rear garden and has its own outside door, further cabinetry and worktop space, a stainless-steel sink and room for a washing machine, dishwasher and additional fridge-freezer. The boiler is also housed here.

Upstairs, the open landing benefits from double-height proportions and a window bringing natural light into the centre of the first floor. All four bedrooms are doubles, with two overlooking the front and two enjoying views across the rear garden. The principal bedroom has extensive built-in storage and an en-suite with walk-in shower, WC and basin with storage. A further bedroom also has a built-in cupboard, while the fourth bedroom benefits from built-in storage.

The family bathroom is fully tiled and includes a bath with shower above, WC and basin with storage beneath. A large airing cupboard provides additional storage.

Outside, the block-paved driveway provides parking for at least four cars, alongside a generous front lawn and established planting. The double garage has an electric roller door, light and power, internal access to the house and also houses the battery for the solar panel system.

To the rear, a patio leads onto a level lawn surrounded by mature, well-maintained planting. Several seating areas are positioned amongst the established beds, while a greenhouse and shed provide useful storage and growing space. Apple, pear and cherry trees add further character to the garden.

The solar panel arrangement is transferable to the new owners, providing an additional benefit alongside the battery storage system.*

With the station, town and local schools within easy reach, this is a well-rounded family home offering generous internal space, excellent parking, a double garage and an established garden.

*Solar transfer arrangements should be confirmed through the relevant documentation and conveyancing process.





- Solar panels with battery storage
- Principal bedroom with en-suite and extensive built-in storage
- Living room with gas fire and bi-fold doors to the sunroom
- Separate dining room overlooking the rear garden
- Mature level garden with established planting and fruit trees
- Block-paved driveway with parking for at least four cars
- Kitchen plus separate utility room
- Double garage with electric roller door, power and lighting
- Well placed for Battle town centre, station and local schools
- Family bathroom plus ground-floor WC

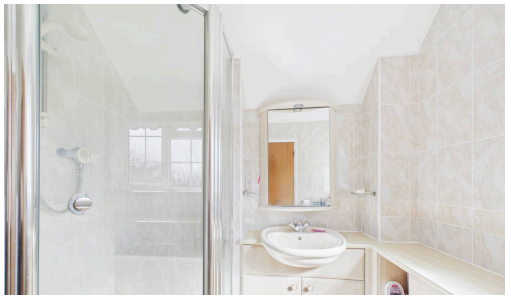






Glengorse is conveniently positioned for Battle town centre, with its historic High Street, independent shops, cafés and everyday amenities. The mainline station provides connections to London, while local schools include Battle and Langton Primary, Claverham Community College and Battle Abbey School. Countryside walks and recreation facilities are also within easy reach.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1954 ft²

181.5 m²

Reduced headroom

21 ft²

1.9 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 Building 1

Approximate total area(1)

1030 ft²

95.7 m²

(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.

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