



34 Bowmans Drive, Battle

£575,000 Freehold

A well-presented four-bedroom detached home on the upper section of Bowmans Drive, offering flexible living space including a snug, home office and conservatory dining room. Enjoying a landscaped garden with pond, summer house, garage and driveway parking.



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Situated along the upper section of Bowmans Drive, this four-bedroom detached home combines flexible accommodation, generous outdoor space and a setting that feels tucked away while remaining convenient for local amenities. With a beautifully established rear garden, balcony from the principal bedroom and versatile living areas throughout, this is a home well suited to family life, entertaining and working from home.

The front door opens into a welcoming hallway with a useful cloak cupboard and a downstairs WC. To the left is a separate reception room overlooking the front garden, currently arranged as a snug. A versatile space, it could equally serve as a playroom, hobby room or additional sitting room depending on your needs.

The kitchen sits to the front of the property and is fitted with a contemporary Wren kitchen, featuring grey wall and base units, contrasting worktops, a composite sink with chrome fittings and space for an electric cooker, American-style fridge freezer, wine fridge and dishwasher. To the rear, the kitchen flows into a practical utility room with further matching cabinetry, additional worktop space and room for both a washing machine and tumble dryer. A door from here provides direct access to the garden.

At the rear of the house, the sitting room enjoys views across the garden and centres around a gas fireplace, creating a comfortable space to relax throughout the year. The room flows into the conservatory, which is currently arranged as a dining room and provides an excellent setting for everyday meals or entertaining, with pleasant views across the garden and doors opening directly onto the patio.

Positioned off the living room is a further office space, offering a dedicated area for home working away from the main living accommodation and adding to the flexibility of the ground floor layout.

Upstairs, a generous landing gives a sense of space and leads to four bedrooms, the family bathroom and an airing cupboard. The family bathroom has been thoughtfully updated with a concealed WC and basin unit offering useful storage, a large walk-in shower with rainfall and handheld fittings, contemporary black accents and wood-effect flooring.

Three bedrooms sit to the rear of the house and enjoy views over the garden. These include a well-proportioned single bedroom and two comfortable double bedrooms, each finished with grey carpet. The principal bedroom is positioned to the front of the property and enjoys access to a private balcony, along with built-in wardrobes and an en-suite bathroom. The en-suite includes a bath with shower attachment, fitted WC and basin storage, chrome fittings, a heated towel rail and complementary stone-coloured tiling.

Outside, the rear garden is a real feature of the property. Beautifully landscaped and well established, it combines mature trees, shrubs and natural planting with generous lawned areas, creating plenty of space for children to play or for keen gardeners to enjoy. A large pond with an attractive bridge forms a focal point, while a patio seating area and summer house provide excellent spaces to relax and entertain. The garden also offers direct access into the garage.

To the front, the property enjoys an attractive approach with lawn, mature planting and steps leading down to the front door. A block-paved driveway provides parking and leads to the garage, which benefits from power. There is also an outside tap to the front.

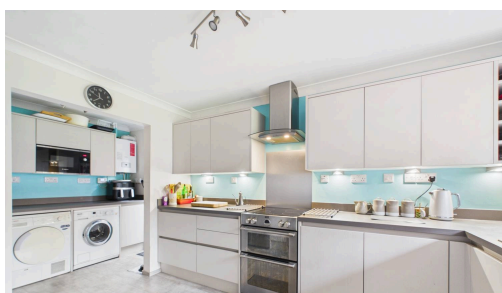
Bowmans Drive is a popular residential location, well placed for local amenities, schools and transport links.



- Four-bedroom detached family home
- Positioned on the upper section of Bowmans Drive
- Principal bedroom with balcony, built-in wardrobes and en-suite
- Contemporary Wren kitchen with adjoining utility room
- Separate snug offering additional reception space
- Dedicated home office accessed from the living room
- Conservatory currently arranged as a dining room overlooking the garden
- Landscaped rear garden with mature planting, pond and decorative bridge
- Summer house, patio seating area and generous lawn
- Garage with power, driveway parking and attractive frontage



Battle is a popular choice for families, combining a strong sense of community with excellent everyday amenities. The town offers a selection of well-regarded primary and secondary schools, independent shops, cafés and restaurants, along with a range of sports clubs and recreational facilities. Battle Abbey and the surrounding green spaces provide plenty of opportunities for family days out, while nearby countryside walks offer room to explore. For those commuting, Battle railway station provides direct services to Hastings, Tunbridge Wells and





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Approximate total area⁽¹⁾
1685 ft²
156.3 m²

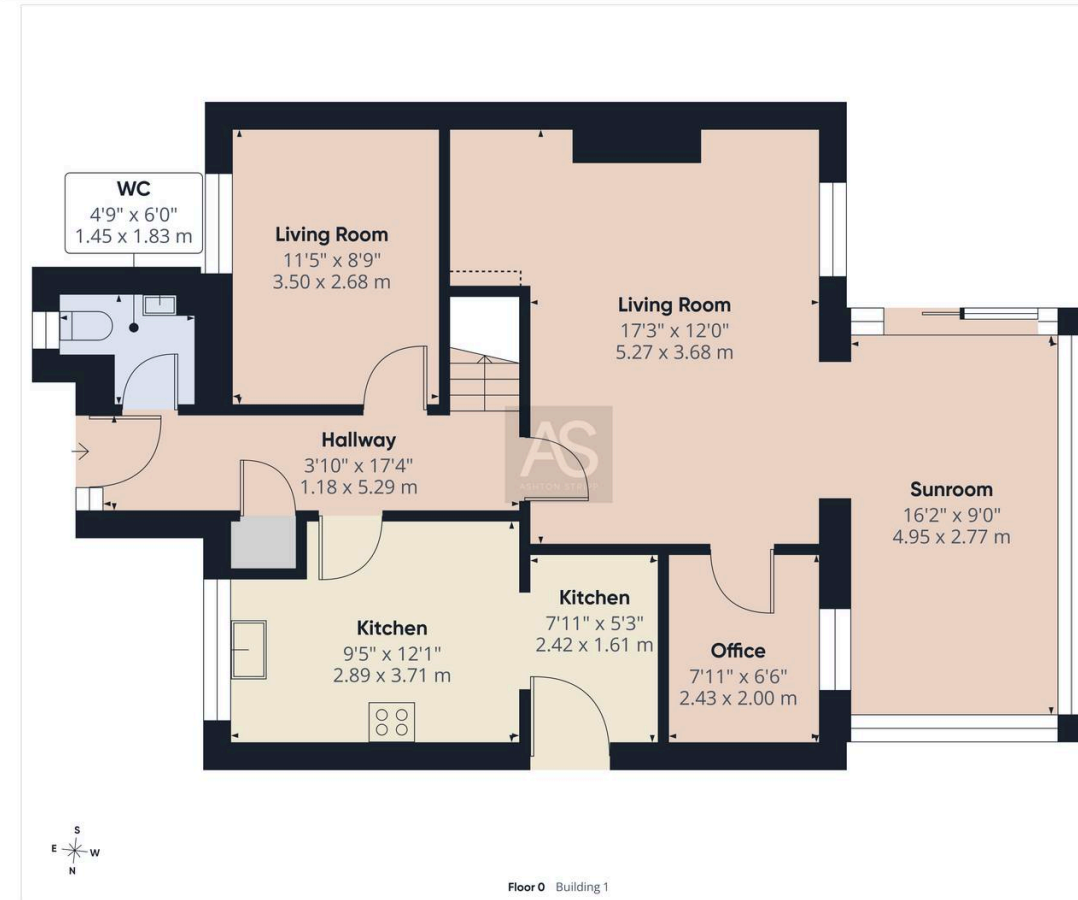
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 R/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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Approximate total area⁽¹⁾
795 ft²
73.7 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 R/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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