



**The Hammonds - Telham Lane, Battle TN33 0SR**



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## **The Hammonds - Telham Lane, Battle**

An oasis of serenity amidst a bustling town! This secluded and private holiday lodge located within 11 acres (TBV) of woodland area is the perfect combination of complete privacy and easy access of amenities. It comes with a large gated driveway, variety of outbuildings and a private woodland area,





### Lounge

18' 1" x 15' 9" ( 5.51m x 4.80m )

### Kitchen

15' 9" x 8' 6" ( 4.80m x 2.59m )

### Wetroom

### Bedroom One

11' 6" x 8' 2" ( 3.51m x 2.49m )

### Ensuite

### Bedroom Two

8' 6" x 6' 7" ( 2.59m x 2.01m )

Total floor area 72.5 m<sup>2</sup> (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Hammonds - Telham Lane, Battle

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HOLIDAY LODGE
- APPROX 11 ACRES OF WOODLAND (TBV)

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAS123548 - 0002

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