



20 Nightingale Place, Battle

£575,000 Freehold

GUIDE PRICE £575,000 - £600,000- Four-bedroom detached home in the highly regarded Claverham Catchment, enjoying far-reaching countryside views, a landscaped garden and oak-framed carport. Spacious kitchen/dining room, dual-aspect sitting room, utility room, en-suite principal bedroom and EV charging point.



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Set back behind a smart frontage with a block-paved driveway, oak-framed carport and electric vehicle charging point, this detached four-bedroom home enjoys an enviable position with far-reaching countryside views from both the house and garden. Thoughtfully designed for modern family living, the property combines generous living spaces, a beautifully landscaped garden and a wonderful connection to the surrounding countryside.

Stepping inside, a wood-effect floor flows through the welcoming entrance hall, creating a sense of continuity from the moment you arrive. Practical storage has been thoughtfully incorporated, with a cloak cupboard and additional under-stairs storage keeping everyday essentials neatly tucked away.

To one side, the sitting room is a beautifully light-filled space, benefiting from windows on two elevations that create an airy feel throughout the day. Double doors and fitted shutters add both character and practicality, while the room offers ample space for entertaining, family life or simply unwinding at the end of the day.

Further along the hallway, a generous ground floor cloakroom is fitted with a contemporary white suite before the home opens into the impressive kitchen and dining room at the rear. Designed as the social hub of the home, this space enjoys views across the garden and beyond to open fields. Cashmere gloss wall and base units are complemented by quartz worktops, integrated appliances and a breakfast bar, while there is ample room for both dining and relaxed seating. Doors open directly onto the garden, creating an easy connection between inside and out and making the most of the wonderful outlook.

A separate utility room provides valuable additional workspace, complete with further storage, a stainless steel sink, marble-effect worktops and space for laundry appliances. A door leads directly through to the carport, adding further practicality to everyday life.

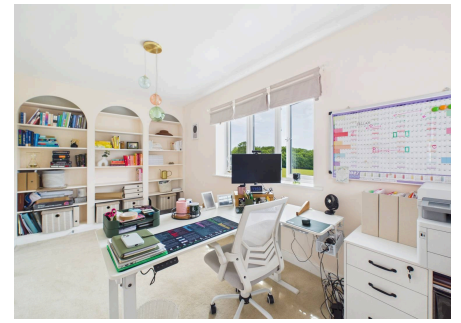
Upstairs, the staircase rises to a spacious landing with white-painted balustrades and natural wood handrails. The principal bedroom enjoys a particularly enviable position overlooking the rear, where uninterrupted countryside views provide a constantly changing backdrop throughout the seasons. The room benefits from mirrored fitted wardrobes, a panelled feature wall and a well-appointed en-suite shower room finished with grey stone-effect tiling, a walk-in shower, heated towel rail and contemporary fittings.

A further double bedroom at the rear also takes full advantage of the views and benefits from built-in shelving, while windows on two elevations allow natural light to flood the room throughout the day. The family bathroom is finished in a contemporary style with stone-effect flooring, partially tiled walls, modern sanitaryware and a heated towel rail. At the front of the house are two additional double bedrooms, making this a genuine four-bedroom family home. One benefits from a particularly generous storage cupboard, while both enjoy pleasant front-facing aspects and benefit from fitted shutters, adding privacy while allowing plenty of natural light. A substantial airing cupboard on the landing provides yet more useful storage.

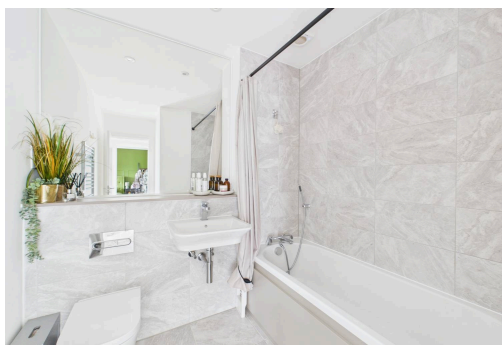
Outside, the rear garden has been recently landscaped to create a series of attractive outdoor spaces. A sandstone patio extends from the kitchen, providing the perfect setting for outdoor dining, while raised sleeper beds, lawned areas and a second seating area offer flexibility for families and keen gardeners alike. Post and rail fencing to the rear ensures the exceptional open views remain a defining feature of the garden, creating a wonderful sense of space and connection to the surrounding countryside. To the front, a lawned garden sits either side of the pathway leading to the entrance, framed by established hedging. A block-paved driveway provides off-road parking and leads to the oak-framed carport, while an electric vehicle charging point adds a practical modern touch.



- Four-bedroom detached family home
- Far-reaching countryside views from both the house and garden
- Located within the highly regarded Claverham Community College catchment area
- Bright dual-aspect sitting room with double doors and fitted shutters
- Spacious kitchen/dining room opening directly onto the garden
- Contemporary kitchen with quartz worktops, breakfast bar and integrated appliances
- Principal bedroom with fitted wardrobes and en-suite shower room
- Landscaped rear garden with sandstone patio and multiple seating areas
- Oak-framed carport, block-paved driveway and electric vehicle charging point
- Separate utility room and excellent storage throughout including a large airing cupboard



Situated on the edge of Battle and within the sought-after Claverham Community College catchment area, the property combines countryside surroundings with everyday convenience. Battle offers a range of independent shops, cafés, restaurants and pubs, excellent local amenities, well-regarded schools, and direct rail links to London, with beautiful countryside walks nearby.





Floor 0

Approximate total area⁽¹⁾
1380 ft²
128.3 m²

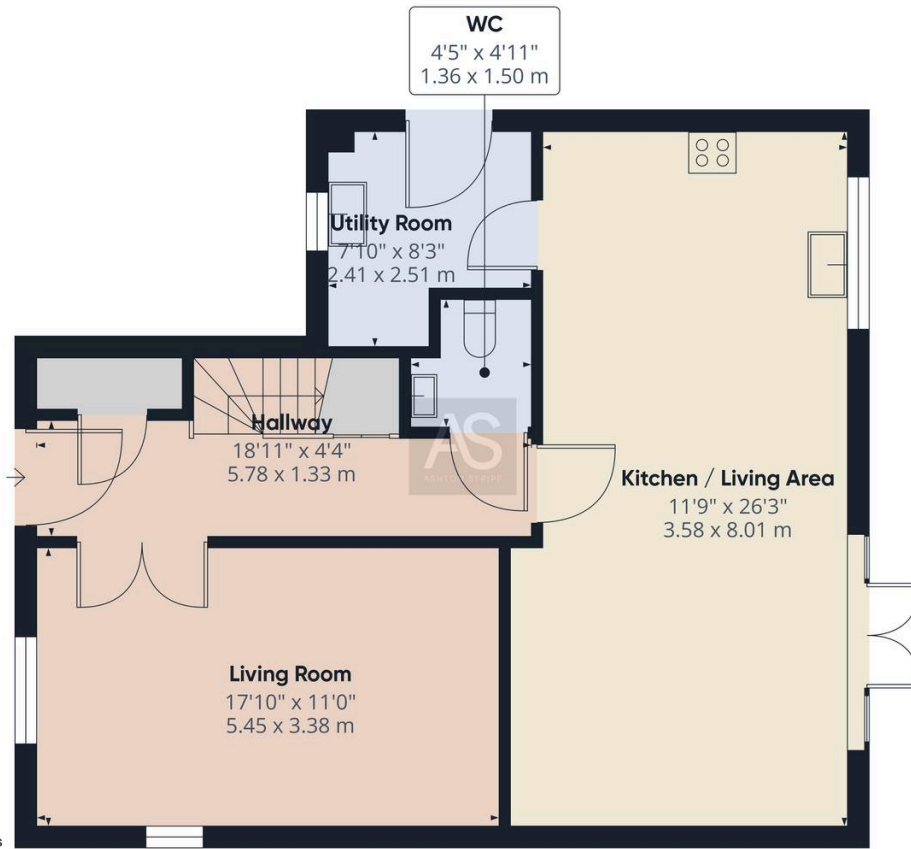
(1) Excluding balconies and terraces

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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Floor 1



Floor 0

Approximate total area⁽¹⁾
713 ft²
66.3 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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