

**RUSH  
WITT &  
WILSON**



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**1 Gorselands, Battle, TN33 0PT  
£760,000 Freehold**

## Impressive Detached Village Home with Beautiful Gardens & Countryside Views

Positioned within a generous elevated plot on the edge of the sought-after village of Sedlescombe, this substantial four bedroom detached home offers versatile accommodation ideal for modern family living and multi-generational needs. A welcoming entrance hall leads to the principal ground floor rooms, including a well-appointed dual aspect kitchen/breakfast room opening onto the garden, with separate utility room. Two spacious reception rooms provide excellent living space, the main featuring a triple aspect, exposed timbers and a log burner, with doors onto a raised terrace overlooking the gardens -ideal for entertaining. A ground floor double bedroom with en-suite adds valuable flexibility for guests, independent living or home working. Upstairs, a galleried landing serves three further bedrooms and a family bathroom. The principal bedroom enjoys a triple aspect, far-reaching countryside views and a generous en-suite/dressing room. Outside, there is ample off-road parking, a double garage and beautifully established, private gardens wrapping around the property. Thoughtfully landscaped, the gardens include mature trees and shrubs, well-stocked borders, a rose garden, rhododendron screening, patio seating areas, greenhouse, vegetable patch and fruit trees, creating a peaceful and private setting. Conveniently located within easy reach of Sedlescombe village amenities including a green, pub, shop, post office, primary school and doctors surgery. The area is well regarded for schooling at both primary and secondary levels, with a range of state and independent options nearby. Surrounded by rolling countryside, there are numerous scenic walks and bridleways to enjoy, while Battle offers a wider range of facilities and mainline rail links to London.









Floor 0

Approximate total area<sup>(1)</sup>

186.2 m<sup>2</sup>

2003 ft<sup>2</sup>



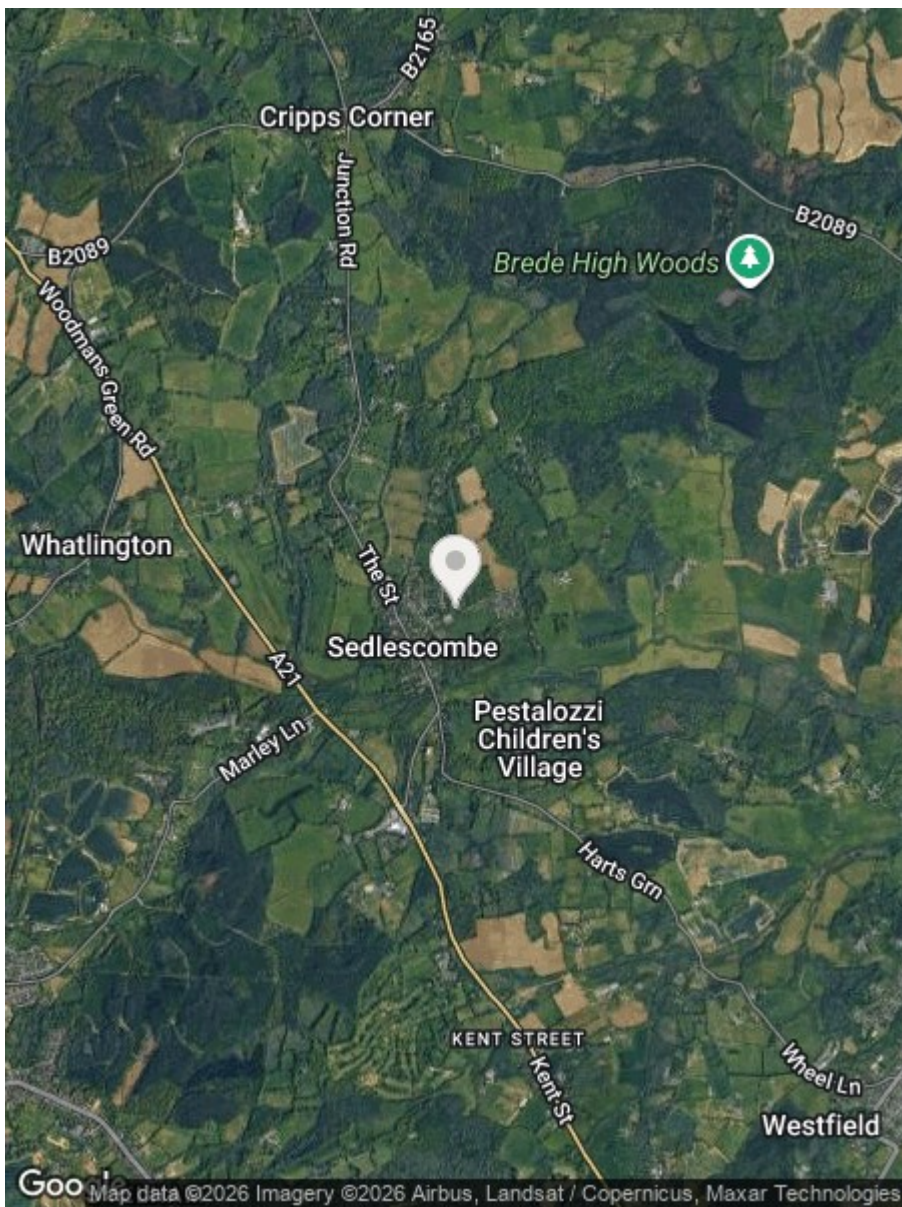
Floor 1





(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		
	68	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band - F

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.

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