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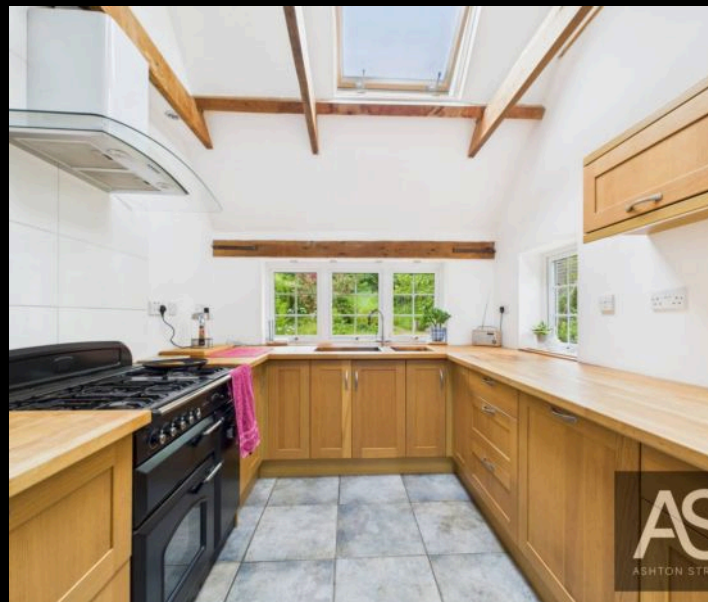
Foundry Cottage Crowders Lane

Battle, Battle

Council Tax band: D

Tenure: Freehold

- Vaulted kitchen-diner with roof lantern, exposed beams, and triple aspect windows
- Snug area with garden access and built-in storage housing the boiler
- Lounge with dual-aspect light, French doors, and a large log burner
- Three bedrooms across upper floors, including top-floor suite with en suite
- Wet room-style en suite with rainfall shower and Velux window
- Downstairs bathroom with traditional tilework and separate WC
- Utility room with plumbing for white goods and good storage
- Large rear garden with pond, greenhouse, fruit trees, and cut-away lawn area
- Gated parking area with double garage and space for additional vehicles
- Cellar (3.50m x 4.48m) and original well beneath the property







With a vaulted kitchen-diner, exposed beams, roof lantern, and charming period touches throughout, this unique three-bedroom cottage on Crowders Lane is full of considered details — plus a beautiful garden, garage, cellar, and top-floor bedroom with en-suite.

Tucked away along Crowders Lane, this unique former foundry cottage combines period charm with clever updates and beautiful natural light throughout. The standout vaulted kitchen-diner is a true showstopper — complete with exposed beams, deep-set windows, and a striking roof lantern above the snug. From here the rear kitchen windows overlook the rear garden and rear door leads out to a lush, front aspect garden, offering a peaceful retreat with meandering paths, mature trees, a pond, greenhouse, and gated access to the garage and parking area.

The ground floor also features the kitchen/snug, a dual-aspect lounge with log burner and exposed brick chimney with French doors onto a front aspect garden, a hallway with wood-effect flooring, a utility room, and a family bathroom plus separate WC.

A cellar below offers further storage or potential use.

On the first floor are two double bedrooms, including one with fitted wardrobes and rear aspect. At the top, the loft-style principal suite enjoys far-reaching countryside views and includes a sleek en suite wet room with rainfall shower.

Situated on quiet and leafy Crowders Lane, the property enjoys a semi-rural setting with easy access to both coast and countryside. Well-regarded state and independent schools are within a short drive, along with local shops and amenities. Robertsbridge station and Battle station are around 1.5 –2 miles away, with regular services to London, while Bexhill-on-Sea and Battle High Street are a short drive.

Council tax Band D



Floor -1 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1



Approximate total area[®]
1789 ft²
166.4 m²
Reduced headroom
48 ft²
4.4 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.

QRAFFY 360



Floor -1 Building 1



Floor 1 Building 1



Floor 0 Building 1



Floor 2 Building 1



Approximate total area[®]
1461 ft²
135.9 m²
Reduced headroom
48 ft²
4.4 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.

QRAFFY 360



Garage

19'8" x 17'0"
6.00 x 5.19 m



Approximate total area[®]
328 ft²
30.5 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.

QRAFFY 360