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Christmas Cottage Lower Lake, Battle
£535,000



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Christmas Cottage Lower Lake

Battle, Battle

Thoughtfully modernised and set within walking distance of central Battle and the station, this three-bedroom home blends character with comfort. Features include a sociable kitchen, wood burner, two bathrooms, off-street parking, and a garden with greenhouse.

Tenure: Freehold

- Fully refurbished around ten years ago: new roof, electrics, plumbing, and handmade timber windows
- Sociable kitchen with breakfast bar, dining space, garden access and room for a sofa
- Living room with wood burner set into a brick fireplace and timber mantel
- Two bathrooms, including a stylish downstairs shower room with rainhead
- Three well-proportioned bedrooms, each with character features and soft carpets
- Wooden internal doors throughout with traditional black ironmongery
- Garden with patio, lawn, greenhouse and space for a vegetable patch
- Off-street parking for three cars on a private gravel drive
- Walking distance to central Battle and the station, ideal for commuters
- Characterful details throughout, including exposed beams, part-panelled walls, and mosaic hallway flooring







Step through the front door into a hallway where mosaic flooring and soft panelled walls create a warm, welcoming first impression. The ground-floor shower room continues the theme with the same mosaic tiles, a rainfall and handheld shower, and discreet under-basin storage that keeps everything tidy.

To the left, the kitchen offers a generous, sociable space that's as suited to cooking as it is to conversation. Cream cabinetry with black hardware contrasts beautifully with wood-effect worktops, and the ceramic sink looks out across the garden. There's plenty of room for a table, breakfast bar and even a sofa—making it a natural hub of the home. Spotlights keep the space bright, and an exposed brick feature wall adds texture and character. French doors open onto the garden, and a pantry/utility cupboard provides handy storage and laundry space.

Next door, the living room feels timeless and grounded, with a wood burner set into a brick fireplace and a timber mantel above. Cream carpet and overhead beams soften the space, while a tucked-away cupboard keeps things practical by concealing the meters.

Upstairs, three light-filled bedrooms each offer thoughtful touches—neutral carpets, considered lighting, and preserved character. The main bedroom to the front includes built-in wardrobes with switch-operated lighting and exposed beams overhead. The second overlooks the garden and features partial wall panelling for added interest, while the third, which looks out to the side, is ideal as a guest room or home workspace.

The family bathroom is well-finished with a shower over the bath, wood-effect flooring, and cream tiling. Chrome fittings, overhead beams and a hallway cupboard (which also houses the combi boiler) round off the upper floor with equal parts practicality and style.

Wooden doors throughout—with traditional black ironmongery—tie the spaces together with consistency and quiet charm.

Set within Battle, the home is a short walk from the historic High Street, where independent shops, cafés, and everyday conveniences sit alongside historic landmarks. The station provides direct connections to London, while well-regarded schools and open countryside are all close by.



Floor 0



Floor 1



Approximate total area[®]

1117 ft²
103.8 m²

Reduced headroom

37 ft²
3.4 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.

QIBAFFY 360



Floor 0



Approximate total area[®]

629 ft²
58.5 m²

Reduced headroom

14 ft²
1.3 m²

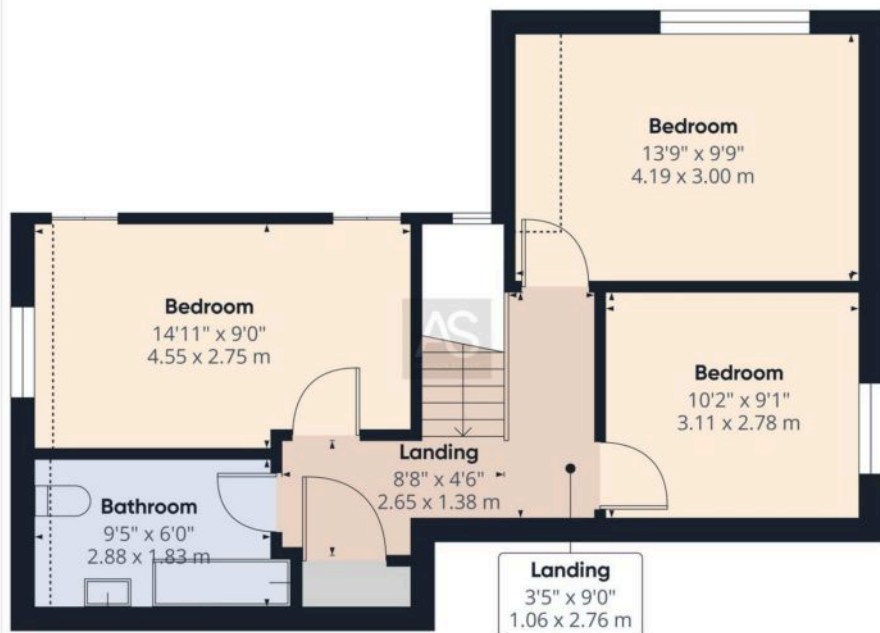
(1) Excluding balconies and terraces

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.

QIBAFFY 360



Floor 1



Approximate total area[®]

488 ft²
45.3 m²

Reduced headroom

22 ft²
2.1 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.

QIBAFFY 360