

**RUSH  
WITT &  
WILSON**



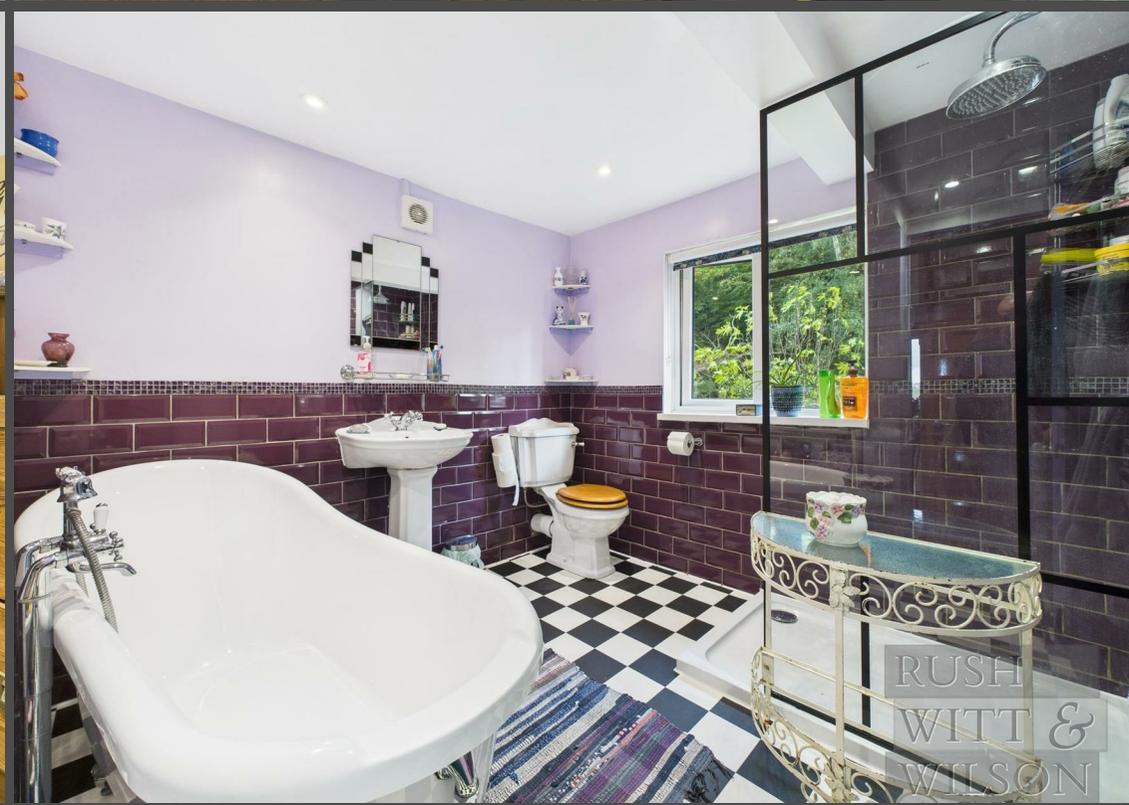
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**14 Blacksmiths Field, Battle, TN33 9AX  
Offers In Excess Of £350,000 Freehold**

**A Charming Village Retreat with Countryside Views.** Tucked away in an elevated position in the heart of Crowhurst village, this beautifully presented semi detached home marries quintessential village charm with contemporary comfort, all framed by stunning rolling countryside views. Set over three floors, the property boasts light-filled, spacious living areas. The open plan kitchen/living/dining area is the heart of the home, centred around a working log burner, creating a warm and inviting focal point. Perfect for cosy winter evenings, lively family gatherings, or quiet moments with a book, the space flows seamlessly to the garden, ideal for alfresco dining, morning coffee, or simply soaking up the tranquillity of the surroundings. Upstairs, two generous double bedrooms are flooded with natural light, with the principal enjoying breath taking countryside vistas. The family bath/shower room features a luxurious roll-top bath, perfect for soaking away the day. The top floor hosts a versatile third bedroom or home office, complete with eaves storage and elevated outlooks over the village rooftops and woodland beyond. Outside, the front garden bursts with herbs, fruit, and vegetables, while the rear offers a private, terraced haven, interspersed with mature planting, a tranquil pond, and a charming brick outbuilding - perfect for gardening, play, or peaceful reflection. Within walking distance of the pub and recreation ground, this enchanting home offers a rare blend of peaceful village living, modern convenience, and idyllic countryside charm, making it ideal for families, professionals, or anyone seeking a true retreat from the everyday.







**Entry**  
1.22 x 0.89 m  
4'0" x 2'11"



Floor 0

**Landing**  
1.68 x 3.61 m  
5'6" x 11'9"

**Bath/Shower Room**  
2.57 x 2.62 m  
8'5" x 8'7"



Floor 1



Floor 2



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

81.9 m<sup>2</sup>

881 ft<sup>2</sup>

**Reduced headroom**

2.9 m<sup>2</sup>

31 ft<sup>2</sup>

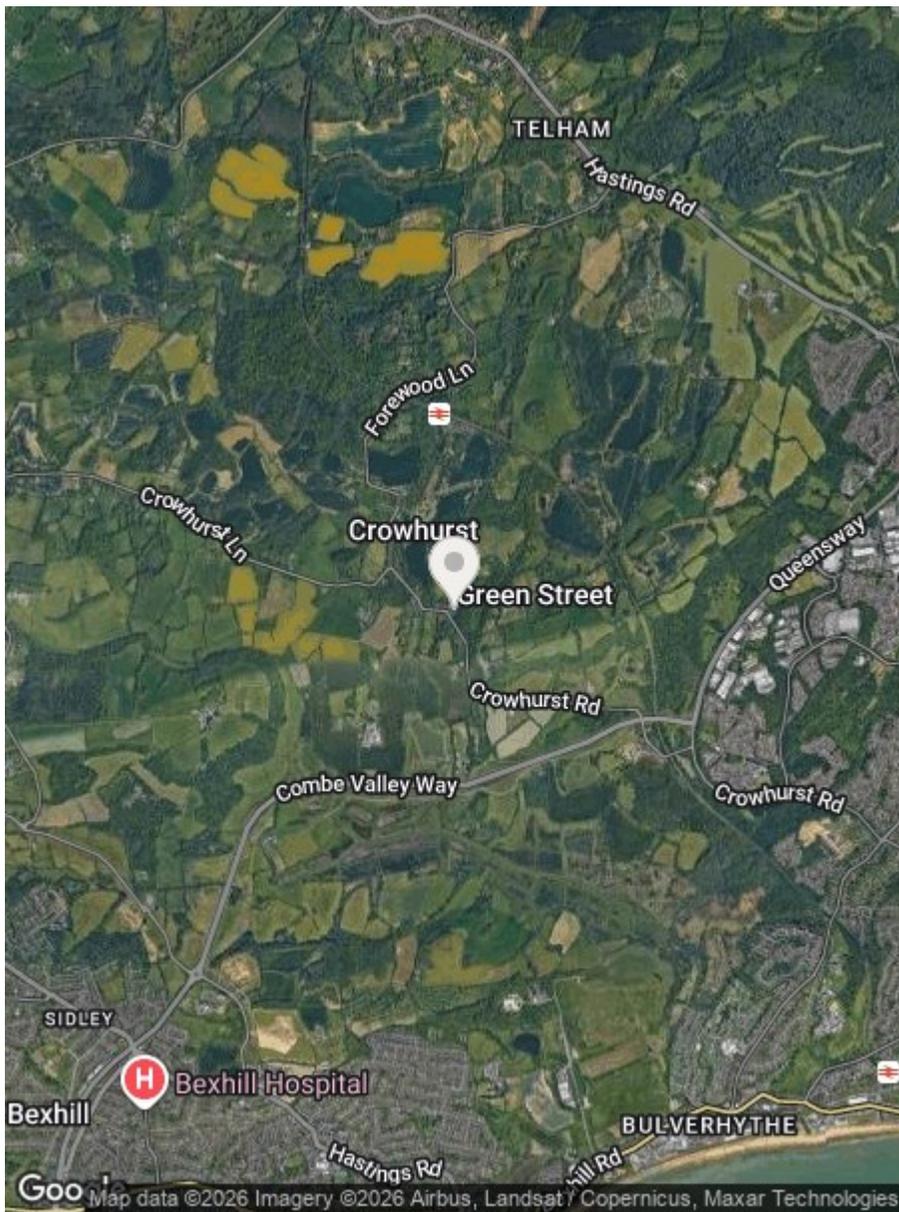
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		
<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 - C

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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