Phoenix Canadia Road, Battle

£500,000 Freehold

Four-bedroom detached home on a private road with an exceptional garden extending to its own woodland. Features include an open-plan kitchen/dining room with log burner, generous sitting room, utility, home office/gym, driveway parking and contemporary finishes throughout.

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Approached via the recently resurfaced private Candia Road, this four-bedroom detached home offers stylish, well-planned accommodation alongside an exceptional rear garden that stretches all the way to its own private woodland.

A path leads down the side of the property to the entrance, where you're welcomed into a bright hallway finished with wood-effect laminate flooring that continues through much of the ground floor. Immediately to your right is a contemporary cloakroom, complete with part-panelled walls, a white WC and basin, chrome heated towel rail and matching wood-effect flooring.

Further along the hallway is an internal door into the integral garage, currently arranged as a practical utility room, while still retaining its double front doors for vehicle access if required.

To the rear of the house, the accommodation opens into a kitchen and dining room that forms the heart of the home. A central island incorporates the five-ring hob with the oven beneath, while the sink enjoys views over the garden. Wooden worktops complement the striking floor-to-ceiling blue cabinetry, providing an abundance of storage, with the boiler neatly housed within one of the units. Both the kitchen and dining areas have doors opening directly onto the garden, creating a wonderful connection with the outside. The dining space is particularly generous and centred around a working log burner, making it equally suited to family meals or entertaining throughout the seasons.

Positioned at the front of the property, the sitting room is an excellent size and features a contemporary media wall, creating a comfortable space to relax.

Upstairs, a spacious landing gives access to four well-proportioned double bedrooms. The principal bedroom overlooks the front of the property and benefits from fitted wardrobes, while a second double bedroom also enjoys a front aspect and includes a built-in storage cupboard. To the rear are two further double bedrooms overlooking the impressive garden, one currently arranged as a gym with laminate flooring beneath the existing gym mats and the other offering another generous double bedroom with built-in storage.

The family bathroom has been thoughtfully finished with stone-effect tiled flooring and matching tiles within the shower enclosure. A freestanding bath creates a real focal point, complemented by a vanity unit with storage beneath the basin, chrome fittings, a heated towel rail and part-panelled walls.

Outside, the garden is a standout feature of the home. Doors from both the kitchen and dining room open onto an elevated deck, with steps leading down to a second decked seating area before continuing along a pathway to a patio and extensive lawn. Mature hedging creates a high degree of privacy, while an office/gym with power provides an excellent work-from-home space or studio. Beyond the formal garden lies your own private woodland, making this an exceptional outdoor space that's rarely found. An additional area of artificial lawn sits alongside the upper decking, adding another versatile area to enjoy.

The front of the property offers driveway parking for three vehicles, combining concrete parking with decorative white gravel.

Canadia Road itself is a private road that has recently been professionally resurfaced, benefiting from a guarantee and meaning there are no ongoing maintenance charges for residents.

- Open-plan kitchen and dining room with central island.
- Log burner and doors opening onto the rear garden.
- Generous sitting room with contemporary media wall.
- Extensive garden with decking, patio, large lawn and private woodland.
- Driveway providing off-road parking for three vehicles.
- Private road with no ongoing maintenance charges.
- Home office/garden room with power.
- Ideal for families and those working from home.
- Easy access to Battle town centre, schools and mainline station.
- Private woodland beyond the formal garden.

Candia Road enjoys a peaceful setting on the edge of Battle, offering a balance of privacy and convenience. The historic High Street is just a short drive away, with its independent shops, cafés, restaurants and everyday amenities, while Battle's mainline station provides direct services to London Charing Cross and Cannon Street. The area is well served by both state and independent schools, including the renowned Battle Abbey School, and is surrounded by beautiful Sussex countryside with an abundance of walking routes right

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1493 ft²

138.7 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 0 Building 1

Floor 1 Building 1

Approximate total area(1)

1400 ft²

130.1 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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