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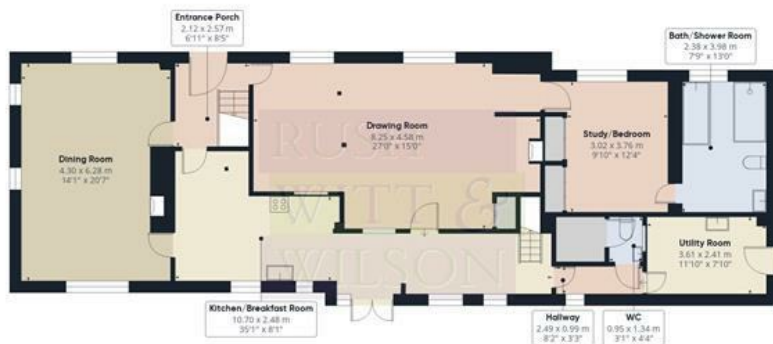
**Greatwood Cottage Marley Lane, Battle, TN33 0DQ
Offers In The Region Of £750,000 Freehold**

Forming part of the Battle Abbey estate during the reign of King Henry VIII, this fine Grade II Listed country house occupies a semi rural position of great character. Set within approximately one acre (TBV), it is approached through a five bar wooden gate and along a private driveway passing two lawned sections before reaching a gravelled parking area with a paved section ideal for turning. The gardens combine lawn, mature trees and shrubbery, adjoining woodland and open fields. To the rear, a south facing paved terrace is perfect for summer entertaining, while a charming wooden bridge crosses an attractive stream to a further pathway and lawned area, leading to a timber stable and workshop complex with fenced paddock backing onto Great Battle Woods. A detached double garage completes the outside space. Spanning over 2,300 sq ft, the home is full of cottage charm. The ground floor offers an entrance porch and hall with access to the galleried landing, a triple aspect dining room with log burner, a fitted kitchen/breakfast room with French doors to the terrace, a secondary staircase, downstairs wc, boiler room and utility room with side access. The kitchen leads to a panelled drawing room, the oldest part of the house, with a deep inglenook fireplace and brick hearth, opening to a rear snug and on to a study or fourth bedroom and a large bathroom. Upstairs are three double bedrooms, two with en suites, including a principal bedroom with roof window, vaulted ceiling and brick feature fireplace. The remaining bedroom has direct access to the family bathroom, with an inner landing linking both bedrooms and a staircase down to the kitchen. Throughout, the home boasts exposed timber beams and oak panelling. It sits within easy reach of Battle mainline station, the historic High Street and Battle Abbey itself, with Claverham Community College among the local schools, and glorious country walks close by.









Floor 0 Building 1



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Approximate total area⁽¹⁾

273.7 m²

2947 ft²

Reduced headroom

3.4 m²

36 ft²



Floor 0 Building 2

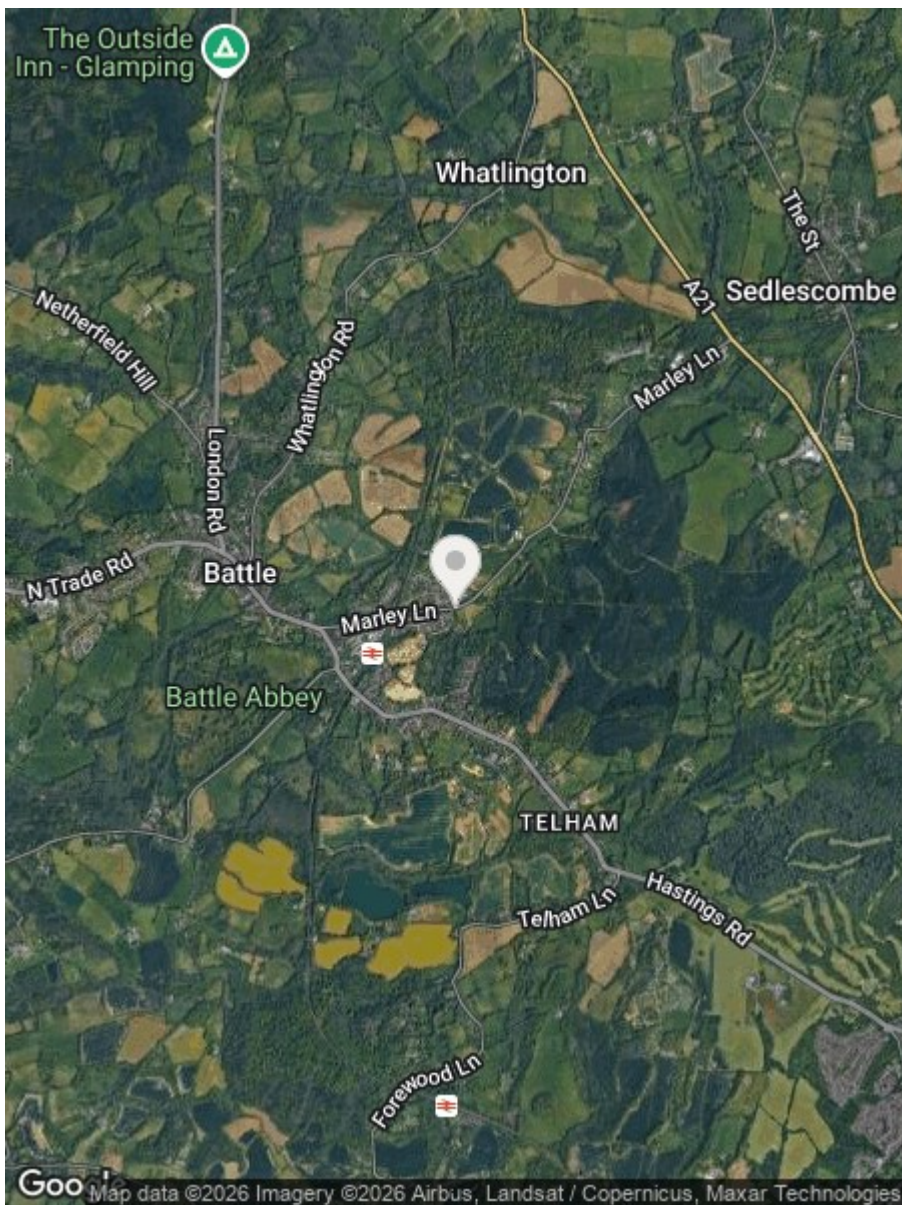
(1) Excluding balconies and terraces

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		
	34	70
England & Wales		EU Directive 2002/91/EC

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

Council Tax Band - G

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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