

## 1 The Spinney, Battle

£600,000 Freehold

A beautifully finished three-bedroom home in a convenient location, featuring a high-spec kitchen, mezzanine, spacious living area with bi-folds, and landscaped garden. Includes underfloor heating, en-suite, and garage with EV charging.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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This beautifully finished three-bedroom home offers high-spec contemporary living in a convenient location, featuring a sleek kitchen with mezzanine, a spacious double-height living area with bi-fold doors, landscaped garden, underfloor heating throughout, and a garage with EV charging.

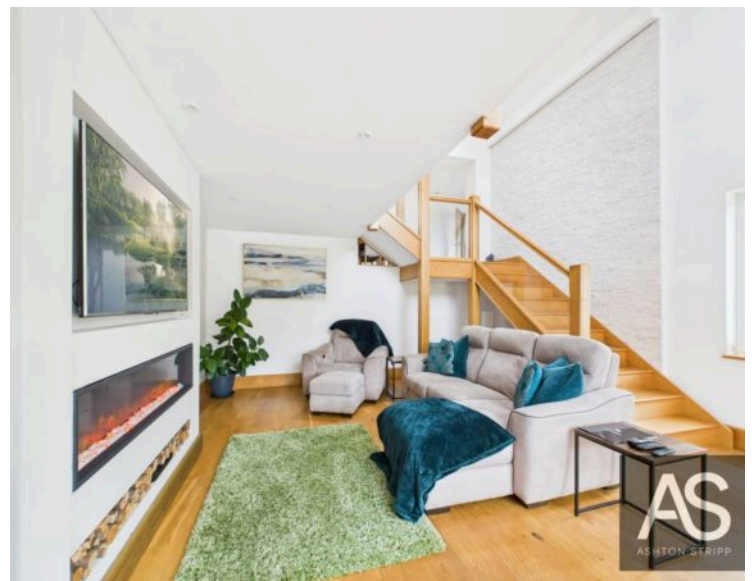
A wide entrance hall with tiled flooring and underfloor heating creates an inviting first impression, leading to a practical utility room with oak worktops, storage, WC and space for laundry appliances. Along the hallway, a double bedroom overlooks the side garden, followed by a stylish family bathroom with freestanding bath, walk-in rainfall shower, vanity storage and bespoke shutters. A further double bedroom provides additional flexibility for guests, family or workspace. Two integrated wardrobes line the hall before reaching the main bedroom, which includes fitted shutters, modern décor and a well-appointed en-suite with walk-in rainfall shower, vanity basin and underfloor heating.

Glazed oak doors open to the impressive kitchen, fitted with grey units, white quartz worktops and a central island with induction hob and pop-up power points. Integrated appliances include double ovens, microwave, Bosch coffee machine, dishwasher, pull-out larder and space for an American-style fridge-freezer. The kitchen flows into the dining area, where oak and glass stairs lead up to a bright mezzanine—ideal as an office or creative space.

Stairs lead down to the striking living room: a double-height space with oak flooring, floor-to-ceiling glazing, media wall with electric fire, and bi-fold doors opening onto the lower terrace, creating seamless indoor-outdoor living.

Outside, the landscaped garden features two sandstone terraces, a level lawn, mature hedging, a dedicated barbecue area, and a timber shed. The attached garage includes power, lighting, an electric door and EV charger, with side access to the garden.

Well-located for schools, shops, transport links and countryside walks, this is a home that offers both everyday practicality and modern comfort in equal measure.





- High-spec kitchen with quartz worktops.
- Central island with induction hob and pop-up USB/power sockets
- Double-height living room with oak flooring, media wall and bi-fold doors
- Inset stainless steel sink with instant hot tap overlooking rear garden
- Well-connected location close to schools, shops, countryside walks and commuter links
- Three double bedrooms, including a principal suite with en-suite
- Stylish family bathroom with freestanding bath and walk-in shower
- Landscaped garden with two sandstone seating areas and side access
- Attached garage with electric door, power, lighting and EV charging point

