



## Foundry Cottage Crowders Lane, Battle

£500,000 Freehold

Period charm, natural light and clever updates throughout. This former foundry cottage on Crowders Lane offers a vaulted kitchen-diner, log burner lounge, beautiful garden, garage, cellar, and a loft-style principal suite with en-suite. Guide price £500,000 - £540,000



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Tucked away along Crowders Lane, this unique former foundry cottage combines period charm with clever updates and beautiful natural light throughout. The standout vaulted kitchen-diner is a true showstopper — complete with exposed beams, deep-set windows, and a striking roof lantern above the snug. From here the rear kitchen windows overlook the rear garden and rear door leads out to a lush, front aspect garden, offering a peaceful retreat with meandering paths, mature trees, a pond, greenhouse, and gated access to the garage and parking area.

The ground floor also features the kitchen/snug, a dual-aspect lounge with log burner and exposed brick chimney with French doors onto a front aspect garden, a hallway with wood-effect flooring, a utility room, and a family bathroom plus separate WC.

On the first floor are two double bedrooms, including one with fitted wardrobes and rear aspect. At the top, the loft-style principal suite enjoys far-reaching countryside views and includes a sleek en suite wet room with rainfall shower.

Situated on quiet and leafy Crowders Lane, the property enjoys a semi-rural setting with easy access to both coast and countryside. Well-regarded state and independent schools are within a short drive, along with local shops and amenities. Robertsbridge station and Battle station are around 1.5 -2 miles away, with regular services to London, while Bexhill-on-Sea and Battle High Street are a short drive.

A cellar below offers further storage or potential use.

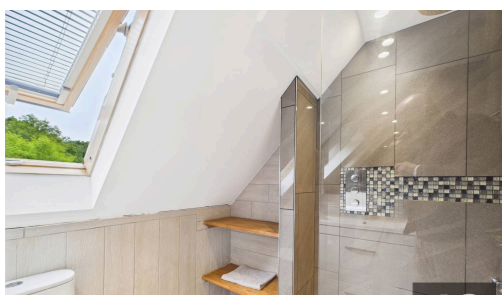
Council tax Band D



- Vaulted kitchen-diner with roof lantern, exposed beams, and triple aspect windows
- Snug area with garden access and built-in storage housing the boiler
- Lounge with dual-aspect light, French doors, and a large log burner
- Three bedrooms across upper floors, including top-floor suite with en suite
- Wet room-style en suite with rainfall shower and Velux window
- Downstairs bathroom with traditional tilework and separate WC
- Utility room with plumbing for white goods and good storage
- Large rear garden with pond, greenhouse, fruit trees, and cut-away lawn area
- Gated parking area with double garage and space for additional vehicles
- Cellar (3.50m x 4.48m) and original well beneath the property



Crowders Lane is a peaceful rural location on the outskirts of historic Battle, East Sussex, surrounded by attractive countryside and woodland. Offering a tranquil setting with easy access to local amenities, schools, and transport links, the area combines village charm with convenient connections to nearby towns and the Sussex coast.





Floor -1 Building 1



Floor 0 Building 1



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

1789 ft<sup>2</sup>

166.4 m<sup>2</sup>

Reduced headroom

48 ft<sup>2</sup>

4.4 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/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.

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Floor 0 Building 2



Floor -1 Building 1



Floor 0 Building 1



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

1461 ft<sup>2</sup>

135.9 m<sup>2</sup>

Reduced headroom

48 ft<sup>2</sup>

4.4 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/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.

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