






GREENACRES

London Road, Battle, East Sussex



AN IMPRESSIVE FAMILY HOUSE WITH FABULOUS VIEWS

This wonderful thatched property was only built approximately 13 years ago yet provides characterful accommodation with the benefit of an excellent energy efficiency rating as well as delightful gardens, a studio, garaging, and self-contained annexe.

			EPC
5-6	4-5	4-5	B

Local Authority: Rother District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Ground source heat pump, electric heating. Private drainage (septic tank).

Battle 1.3 miles. Battle station 2.2 miles (London Bridge from 76 minutes). Robertsbridge 3.7 miles (London Bridge from 68 minutes). Tunbridge Wells 20 miles.

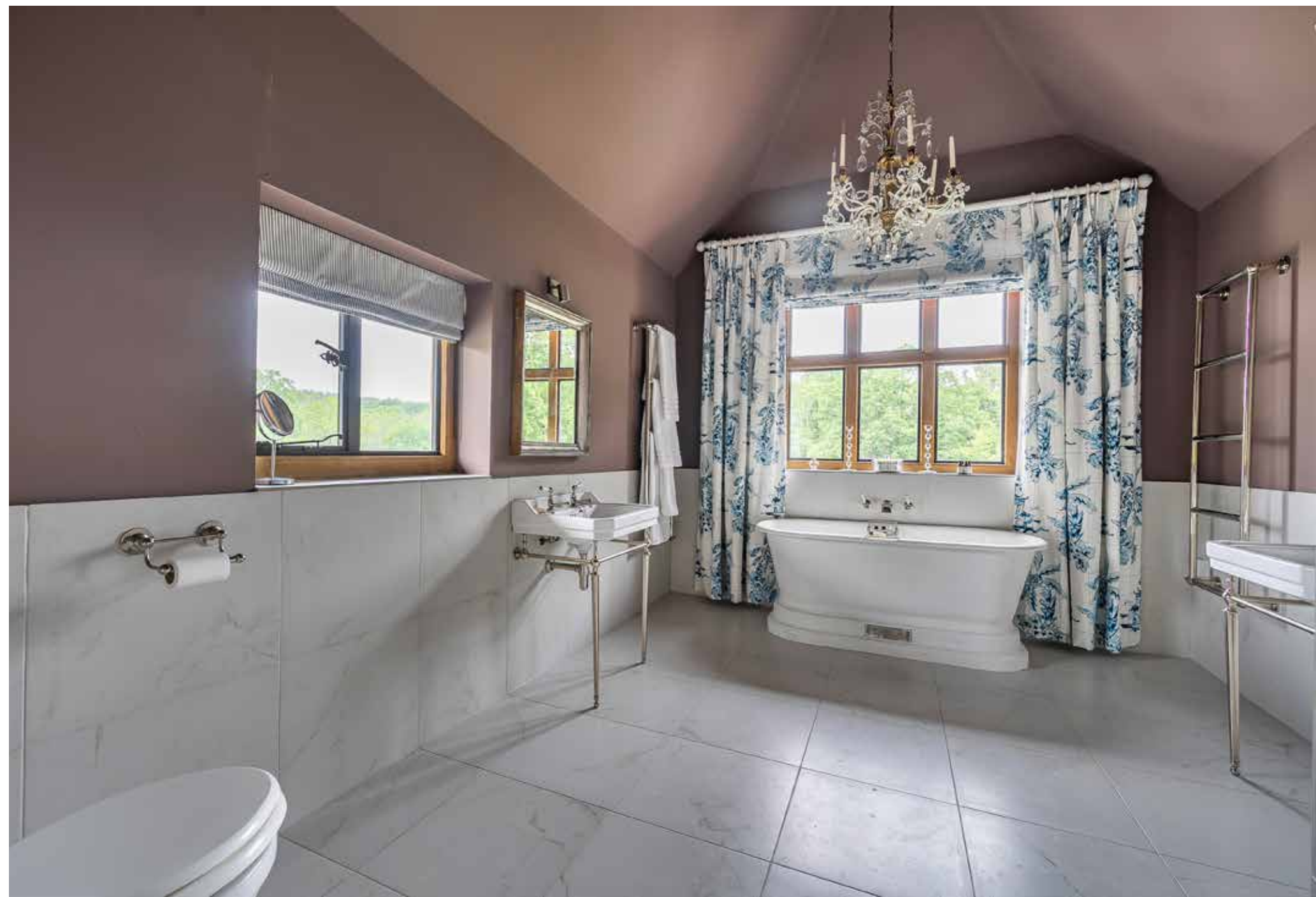
Postcode: TN33 0LS www.what3words.com/cakewalk.torn.weaved



WONDERFUL LOCATION, CLOSE TO EXCELLENT AMENITIES

The property is located just over a mile to the north of the historic town of Battle which is famed for its connection to 1066, beautiful Abbey and enchanting High Street with shops and amenities serving everyday needs. Hastings, Eastbourne and Tunbridge Wells are all easily accessible and provide a further comprehensive range of shopping, social and cultural amenities. Stations at Battle, Robertsbridge and Etchingham provide a regular service to London.

There is a good choice of schooling in the area, in both the private and state sectors, including Battle Abbey, Claverham Community College at Battle, Marlborough House Vinehall at Robertsbridge, Claremont at St Leonards and Bodiam, Bede's at Upper Dicker, St Andrew's at Eastbourne, Eastbourne College, Mayfield School (girls), Dulwich Preparatory at Cranbrook, St Ronan's at Hawkhurst and Benenden School.



A CHARACTERFUL, YET MODERN FAMILY HOUSE

Greenacres is a wonderful, detached country house which provides substantial and characterful family accommodation as well as a self-contained one bedroom annexe, a studio, triple bay garage and fabulous rural views over the surrounding countryside. The property sits in a wonderful location, close to amenities in the historic town of Battle which is just over a mile away.

This attractive house was constructed approximately 13 years ago and has lime-rendered and part oak weatherboarded elevations under a thatched roof. The current owners have further improved the house to a high standard and features include high ceilings, Italian solid oak flooring, Chadder & Co bathrooms and Clement sealed unit double glazed windows with oak mullions and steel double glazed insets.

The house also offers an excellent 'B' energy efficiency rating with the benefit of a ground source heat pump and underfloor heating for the house and an air source heat pump plus solar panels to heat the swimming pool.





SUBSTANTIAL AND WELL-PROPORTIONED SPACE

Internally, Greenacres provides extremely well-proportioned accommodation which flows beautifully. On the ground floor, the spacious entrance hall spans the width of the house and has double doors leading out to the rear terrace and gardens. The impressive double aspect sitting room, over 26 feet in length, has windows to the front and rear.

At one end of the property, the fabulous triple aspect kitchen/dining room is a particular feature and has two sets of French doors opening out to the terrace and swimming pool creating the perfect space for entertaining whilst enjoying the stunning rural views. The beautifully appointed kitchen has an extensive range of fitted units with Corian worktops over and integrated Gaggenau appliances.

At the opposite end of the house the double aspect study has doors out to the rear gardens. A rear hall gives access to further rooms which offer a great deal of flexibility and would be suitable as a self-contained annexe off the main house if a buyer required. These currently comprise an excellent utility room, snug/sitting room, bedroom and beautifully appointed bathroom with a roll top bath.

On the first floor there is a useful laundry room and a spacious landing giving access to the three bedrooms on this level. The magnificent principal bedroom suite incorporates a bedroom with vaulted ceiling, an en suite walk-in wardrobe and a beautifully appointed bathroom with a roll top bath and walk-in shower. The remaining two bedrooms also benefit from en suite facilities.

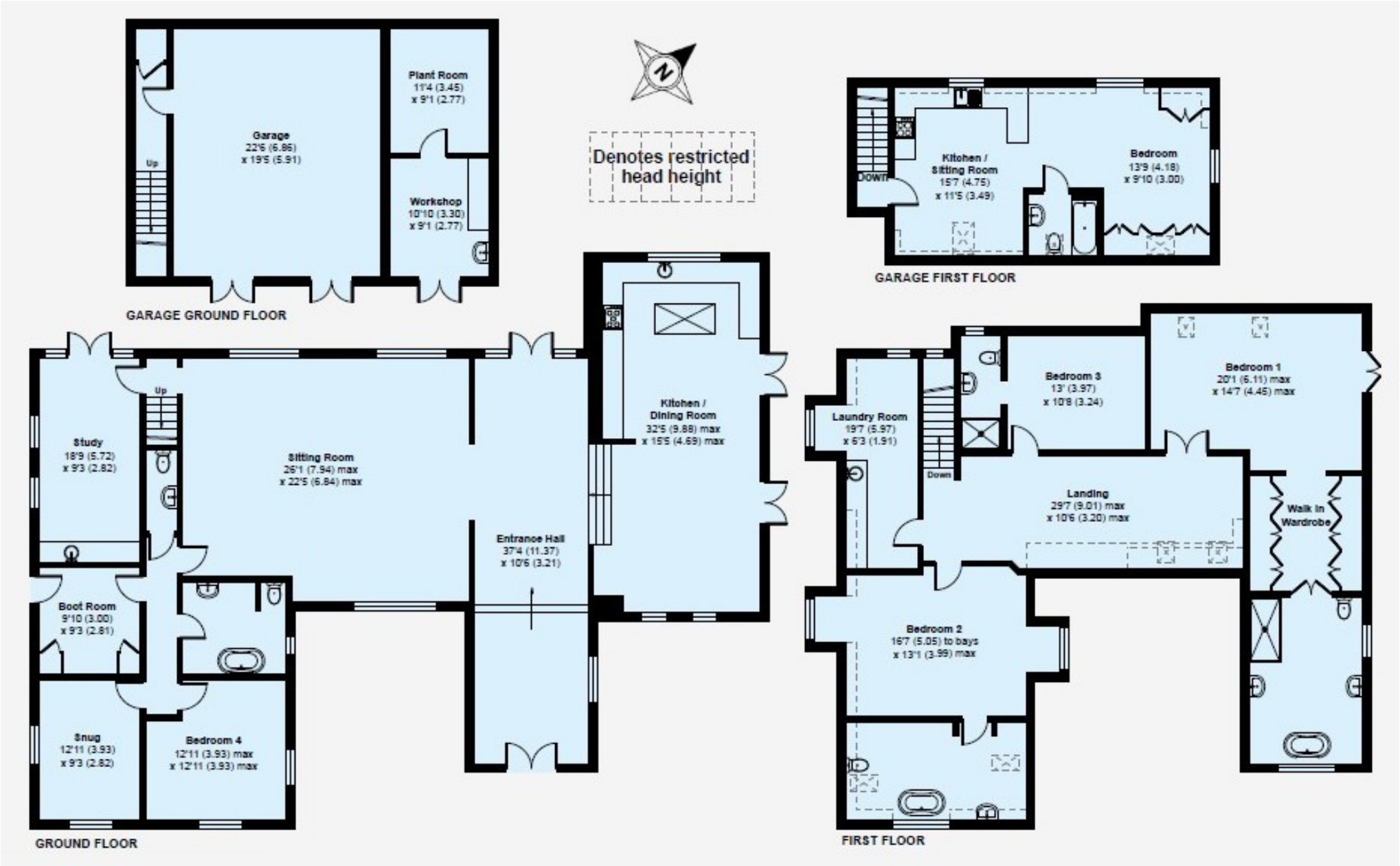




GARAGING, ANNEXE AND DELIGHTFUL GARDENS

The house is approached via an electronically operated gated entrance over a circular driveway leading to the house, parking area and detached garage building which provides two garages, a utility room (with electricity and plumbing for utilities) and a plant room. Above the garage, accessed by an external staircase, is a well-appointed annexe comprising an open plan kitchen/sitting room, bedroom and a bathroom. To the rear of the house there is an oak-framed verandah and a substantial paved terrace enjoying fantastic views over the garden and countryside beyond. The terrace leads on to a Guncast swimming pool which has a new solar panelled cover and is heated by an air source heat pump. The delightful gardens and grounds are laid to lawn with mature trees and hedging, a brick well with thatched roof and a newly constructed one bedroom studio in the corner of the plot. The gardens lead on to a paddock and in all the property extends to about 6.74 acres.





Approximate Gross Internal Area =
House (excluding garage/outbuilding): 353.7 sq m / 3808 sq ft.
Limited use areas: 10.4 sq m / 113 sq ft. TOTAL: 364.1 sq m / 3921 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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