

25 Claverham Way, Battle

£600,000 Freehold

Contemporary home with open-plan kitchen/dining/living, grey shaker kitchen + island, black quartz worktops, log burner & 3-leaf bifolds to landscaped garden. Driveway, garage, gym/summer house, hot tub terrace & London rail links nearby



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Stepping through the front door, you're welcomed into a bright hallway with a staircase ahead featuring a wooden handrail, glass balustrade and soft grey carpet. Practical storage sits neatly beneath the stairs, while oak internal doors with chrome handles run throughout the home, adding a consistent modern finish.

At the front of the house is the family bathroom, fitted with a P-shaped bath with shower over and glass screen, a white basin set within a vanity unit, chrome fittings, heated towel rail and contemporary tiling. Next door is a double bedroom overlooking the front aspect, finished with grey carpet. A second double bedroom sits to the rear of the ground floor with views across the garden.

The heart of the home is the grey shaker-style kitchen, where black quartz worktops complement matt wall and base units with matching black handles. Features include an inset one-and-a-half bowl sink positioned to overlook the garden, space for a range cooker with extractor above, integrated dishwasher, and space for an American-style fridge/freezer. A central island with wooden work surface provides additional storage and seating, creating a sociable focal point.

The kitchen opens into the dining area, offering space for both a dining table and sofa, ideal for relaxed everyday living. Grey wood-effect laminate flooring runs throughout this space, enhancing the sense of flow.

To the rear, the living room provides a welcoming space with a log burner set on a slate hearth with oak mantelpiece. Windows to two aspects and grey three-leaf bifold doors opening onto the decking fill the room with natural light and connect the interior seamlessly with the garden.

A separate utility room sits just off the kitchen, fitted with matching grey units and worktops, along with a further sink and space for a washing machine and tumble dryer.

Upstairs, the modern finish continues with two further double bedrooms. One features a Velux window, additional rear-facing window and access to a walk-in attic space, while the other enjoys both front Velux and rear garden views. The main bathroom includes a walk-in shower with brick-grey tiling, oval basin set above grey drawer storage, chrome fittings and a heated towel rail, with a Velux window providing natural light. An airing cupboard houses the boiler.

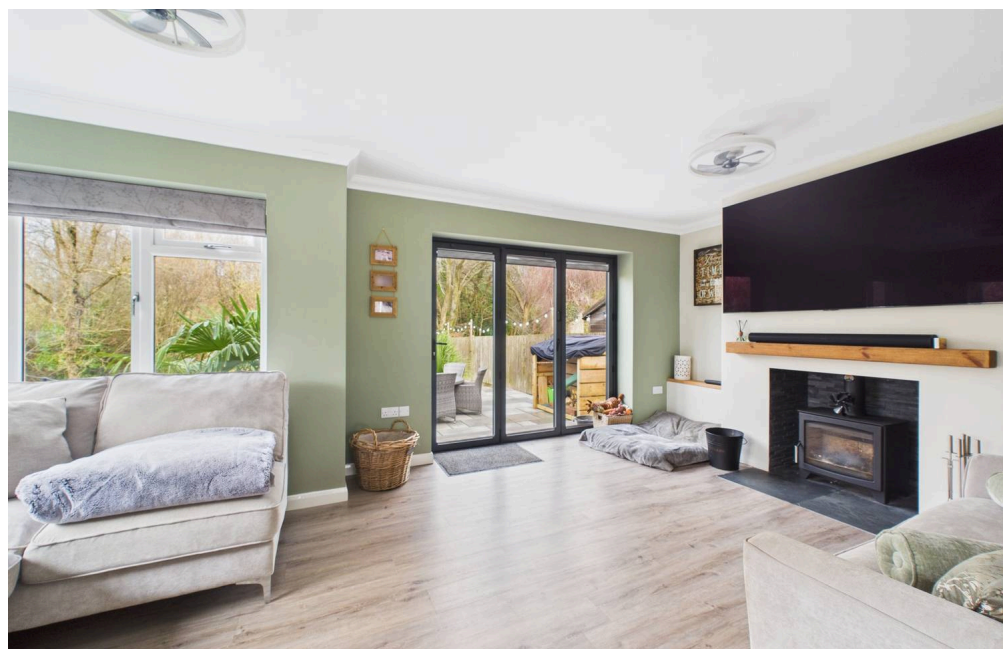
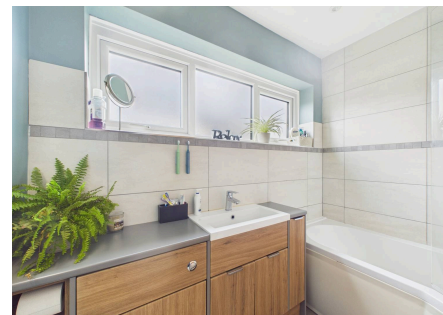
Outside, the block-paved driveway provides parking for three to four vehicles and leads to a garage with light, power and roller door, alongside a lawned area.

The rear garden has been designed for relaxation and entertaining, with composite decking directly behind the house and a further raised section currently being completed with artificial grass. Steps lead down to a sandstone patio and pathway to the summer house, currently used as a gym and fitted with light and power. Beyond is a lawned area, while a pergola-covered hot tub area with surrounding decking creates a private space to unwind. A garden shed provides additional storage.

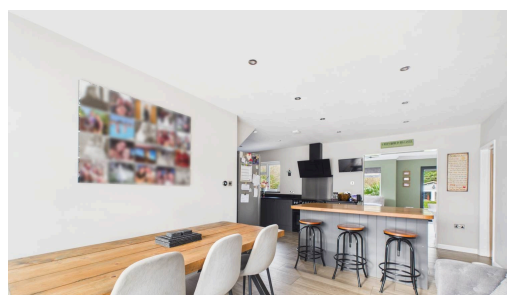
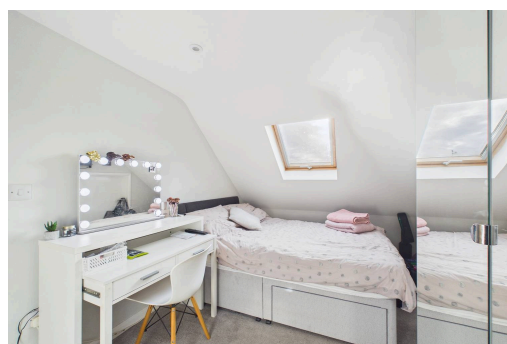
Altogether, this is a well-presented and versatile home offering flexible accommodation and a garden designed to be enjoyed throughout the seasons.



- Open-plan kitchen, dining and living space
- Grey shaker-style kitchen with black quartz worktops
- Central island with storage and seating
- Bifold doors opening onto composite decking
- Log burner with slate hearth and oak mantel
- Separate utility room
- Driveway parking for multiple vehicles and garage with power
- Summer house currently used as a gym, with decking surround
- Landscaped garden with hot tub terrace and raised artificial lawn area
- Positioned in Claverham Close, a quiet residential setting in Battle, close to the High Street and mainline station



Claverham Close is a tucked-away residential setting on the edge of Battle, offering a peaceful position within easy reach of the town's amenities. Battle is known for its historic High Street with independent shops, cafés and pubs, along with supermarkets and everyday services. The railway station provides direct links to London Charing Cross and Cannon Street, while the A21 offers convenient road access to Tunbridge Wells and the coast. The area is also well regarded for its schooling and surrounding countryside walks.

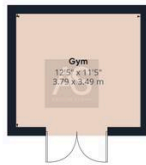




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1725 ft²
 160.3 m²

Reduced headroom
 93 ft²
 8.6 m²

(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.

GIRAFFE 360



Floor 0 Building 1



Approximate total area⁽¹⁾
 1123 ft²
 104.4 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.

GIRAFFE 360