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GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Absolutely delightful  
and a simple walk away from the station



# Light & Bright

from the moment  
you step in.

## The Details

Living room  
Dining room  
Kitchen/breakfast room  
Conservatory  
Cloakroom  
Bedroom 4  
Ensuite  
3 bedrooms  
Ensuite  
Dressing room  
Bathroom  
Double garage  
Greenhouse  
Garden

This is a home that gets everything right, from looks, to space, to location, it has it all.

When you are looking for a home two things are important, how somewhere looks and how it feels. This is a home that looks lovely, as you turn into the street you'll see it set back on your right and a glimpse of it is beguiling. Once inside it feels every bit as good, if not better.

The driveway laps in a circular fashion around the front garden and, as you step through the front door, a sense of space begins to take shape, you are within a spacious galleried hallway.

Now, there are any number of rooms you can visit from here but for us the first port of call is the kitchen and what a wonderful room it is. The owners have created a modern open space with an island and lots of storage. Tall fridge and freezer are integrated, dishwasher too, two ovens and a microwave are set at perfect height and an induction hob, set to one side, all combine to provide a workspace that any chef will enjoy using. There's space here for a table and this then becomes a really social place for friends and family to come together.

As we intimated, space is evident throughout, the rooms seem to have a balance of proportion that eases you into life here. The living room is just the right size for the house. There's a separate dining room and beyond a lovely double ground floor bedroom that has its own en suite and plenty of wardrobe space, storage is another important feature throughout.

Some may look at the ground floor layout and see the dining room and bedroom being used as accommodation for a teenager, an older relative or making a great space for a business from home. With a separate cloakroom and a utility area, downstairs seems to work beautifully and we haven't even mentioned the conservatory that looks over the rear garden, that glorious outside space that stretches away from you.

Upstairs the theme continues, a wonderful master bedroom seems to swallow the bed, leaving a vast space around for other furniture, a walk-in wardrobe/



*A wonderful kitchen/breakfast room*



*There's space outside for lots of fun*



dressing room is to the right and a stylish ensuite to the left. There is a pleasing finish to all the recently updated rooms, giving the home a modern feel, a sense of elegance and that is enhanced by the beams in the kitchen, they have a soft comforting feel.

Everywhere you go there are little surprises, storage is abundant, light from windows and velux. Outside the garden feels grand too, mature and endearing it has scope for the keen gardener to stamp a little of their own mark upon, but there is no need to do anything straight away.

A large patio beckons and it is easy to picture stepping from the living room onto it during a lovely evening entertaining. There's lawn, roses, shrubs and to the rear you look toward the private grounds of Glengorse house, the land dropping away gently to allow a view that extends to the far hillside, framed by the arching branches of mature trees. Look back toward the house and you'll be pleasantly surprised, this is a home that looks every bit as delightful from the garden as it does from the road.

Tucked away to one side is an area with a somewhat tired shed, it provides the little project we alluded to, a raised bed hints of a former veg or fruit area and the greenhouse by the patio is a sure indicator that this has been a home for fond gardeners.

We're going to enjoy showing you around and, if you don't already know the area, historic Battle will endear itself to you. The train station can be walked to in less than ten minutes. Here you're on the edge of the village bounds, a simple car drive and you are amongst the charming high street buildings, rambling rooftops and bustling pavements. Stretch out beyond Battle and there are countless places to visit and things to do, it's little surprise that these homes rarely sell, the neighbours long established in their 'forever homes'.

**This home is available for viewing by appointment through Graham John Estate Agents.**

**+44 (0)1303 474101**

**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**

Modern style with a touch of character







*Used as a reading room, the bay gives this a fabulous feel and it makes a brilliant dining room.*

The conservatory leads you from that lovely kitchen/breakfast room to the delightful garden, a space that stretches out and still has hidden corners.

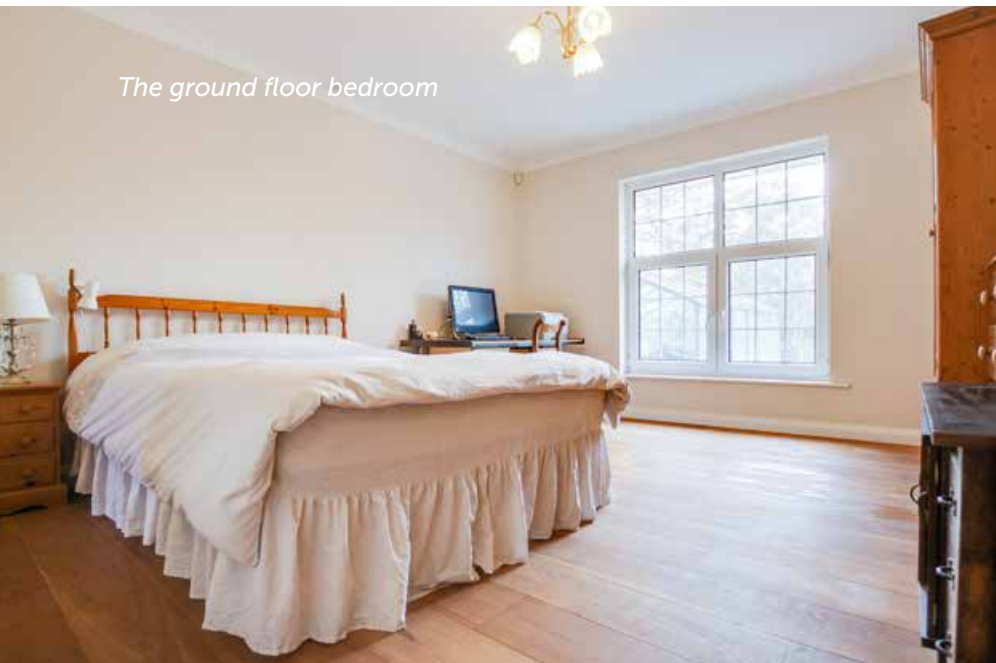


*Connected to the garden*





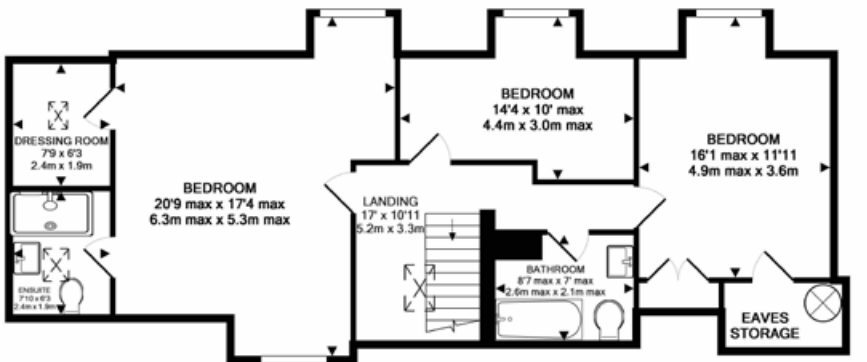
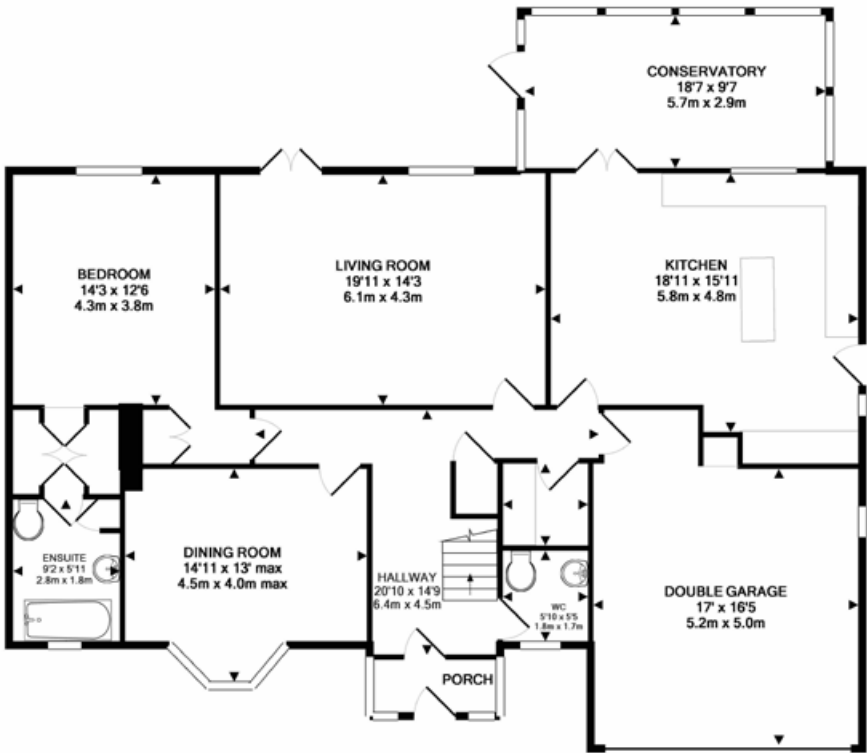
upstairs, the smallest bedroom



The ground floor bedroom



A wonderfully expansive master bedroom

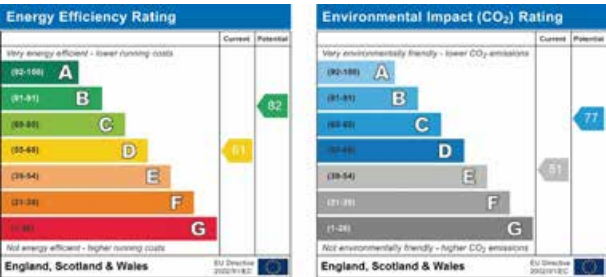


1ST FLOOR  
APPROX. FLOOR  
AREA 876 SQ. FT.  
(81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2661 SQ. FT. (247.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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There's interest  
in the garden  
all through the  
seasons



*As the land drops away behind,  
the view stretches out and adds  
to the delight of living here.*

Battle holds a special place in our history and the town has a charm that has stayed with it through the centuries. Wandering the High Street is always a pleasure and there is so much to enjoy nearby too,

explore glorious countryside or head to the coast, it's all easy to visit from here, as is London via train. ■

*A wonderful patio area provides space for  
furniture and garden gatherings, it leaves  
so much space for family to enjoy and  
gardeners to play with.*