

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Situated on the outskirts of the town just 0.9 miles from the High Street and only 1.5 miles from Battle mainline railway station with trains to London Charing Cross with a journey time of approximately 1hr 19mins. Famous for the historical battle that took place in 1066 that marked the beginning of the Norman Conquest, modern-day Battle has become a vibrant Town with many independent retailers, bars and restaurants close to the historic abbey. For further information [www.visit1066country.com](http://www.visit1066country.com) [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Forming a detached bespoke contemporary house built by the current owners to a high specification and completed in 2020. The majority of the property is finished in larch cladding with a brick and tiled kitchen linking the two wings. Features include triple glazing, part vaulted ceilings, air source heat pump, and a stainless steel swimming pool, overall offering versatile light and airy accommodation.

Front door into the **entrance hall** having oak flooring which is continued throughout most of the ground floor. Oak stairs rising to the first floor. Off the hallway there is a **cloakroom** and useful **boot room** which houses the Mechanical Ventilation with Heat Recovery (MVHR) system and has a door out to the front. In addition the **utility room** has space and plumbing for a washing machine, tumble dryer, sink and secondary freezer. Built in cupboards and hot water tank. A double aspect **study** overlooks the front and side garden and the living room has a sliding door out onto the main courtyard and terrace enjoying uninterrupted countryside views. The **kitchen/breakfast room** has a vaulted ceiling and is fitted with a good range of units with marble worksurfaces incorporating an Everhot electric 3 oven cooker with 2 hotplates, integrated dishwasher and full height fridge and separate freezer and a stainless steel sink

unit with Quooker 'instant boiling water' tap. A central island/breakfast bar has fitted drawers and wine fridge. A pair of double doors to the front and sliding door out onto the rear terrace.

The **inner hallway** serves bedrooms 3,4 and 5, this section of the property could provide a separate wing. Two of the three bedrooms have built in wardrobes and there is a large family bath/shower room comprising a panelled bath, separate shower cubicle, twin wash hand basins, w.c, half tiling to the walls and tiled flooring.

**First floor landing** has a Velux window over the stairwell and a built in cupboard. The **main bedroom** has a vaulted ceiling, three Velux windows and a window to the rear with views over the adjoining countryside. Two built in double wardrobes. **En suite bath/shower room** comprises a free standing bath, separate shower cubicle, wash hand basin on a contemporary solid oak stand and w.c. The **second bedroom** also has a vaulted ceiling, Velux window and built in double wardrobe. The **en suite shower room** comprises a shower cubicle, wash hand basin and w.c.

**Outside:** The property is approached off a shared track which also has a footpath leading across nearby farm and woodland, ideal for dog walking. A graveled area to the front and side provides off road parking and there is also an electric car charging point, beyond this is a small fence enclosed garden. The main garden is to the rear having an extensive paved terrace and stainless steel swimming pool which features an endless swim jet. Beyond the pool is a lower lawn being fence enclosed.



Price guide: £1,395,000 freehold

Gate Farm Barn, Whatlington Road, Battle, East Sussex, TN33 0NA



A detached contemporary five bedroom bespoke modern house situated on the outskirts of the historic town.

- Entrance hall • Cloakroom • Utility room • Boot room • Study • Living room • Kitchen/breakfast room
- Inner hall • Bedrooms 3,4 & 5 • Family bath/shower room • First floor landing • Bedroom 1 with en suite bathroom
- Bedroom 2 with en suite shower room • Air source heat pump • Protek 10 year build warranty • MVHR
- Main rear terrace courtyard with garden beyond • Swimming pool • Front garden with gravelled off road parking • EPC rating C

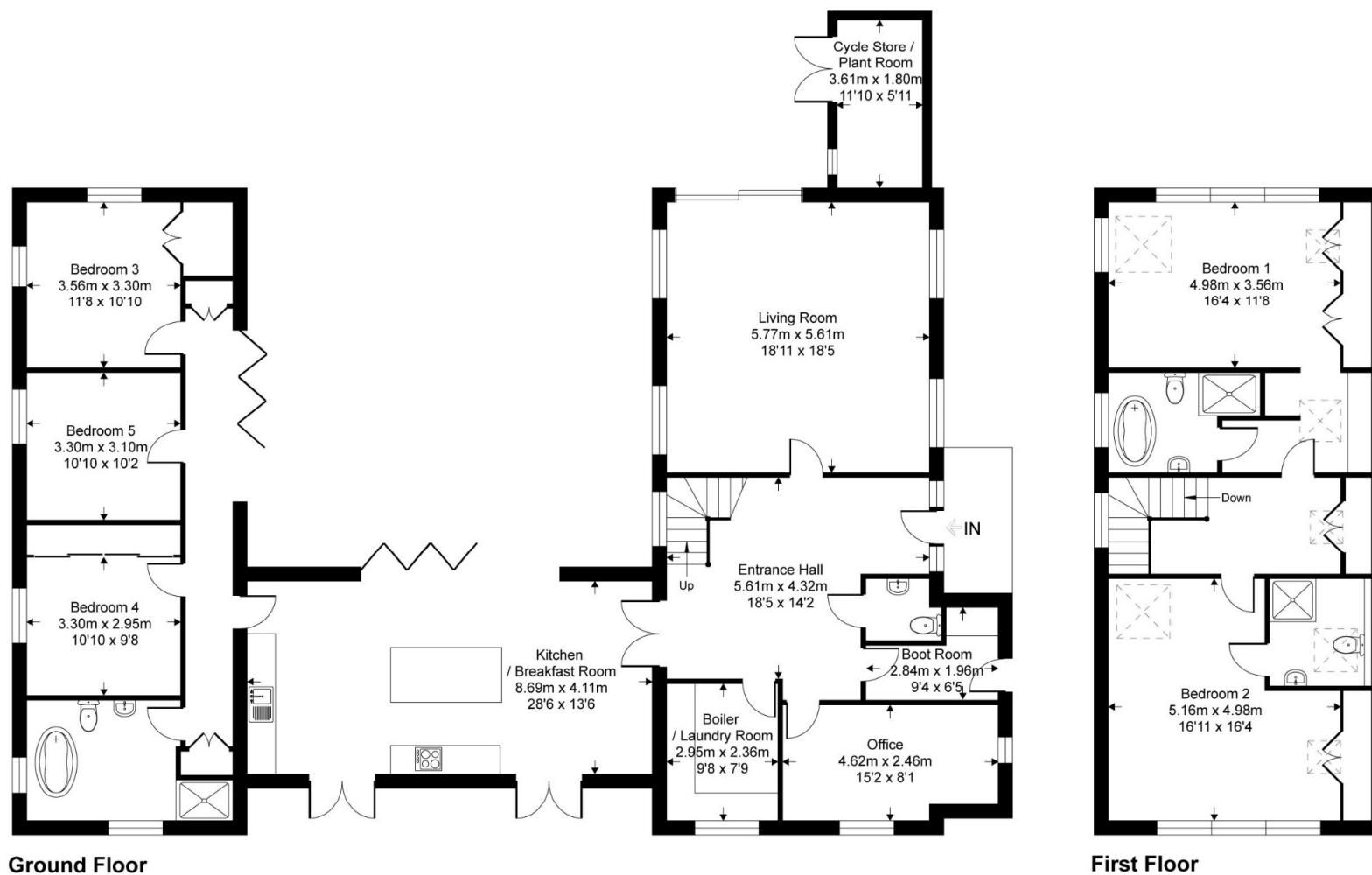


**Directions:** Proceeding South on the A21 upon entering Whatlington turn right by The Royal Oak signposted Battle, Whatlington and Leaford Place. Continue on this road for 1.6 miles where the driveway/track to the property will be seen on the right hand side.

Local Authority: Rother District Council – Council Tax Band G

# Gate Barn Farm

Approximate Gross Internal Area = 252.5 sq m / 2718 sq ft  
(excludes cycle store/plant room)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

**Important Notice:**

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)