



# MOLONEY COUNTRY PROPERTY



OAKDENE BATTLE



## OAKDENE, ASTEN FIELDS, BATTLE, EAST SUSSEX. TN33 0HP

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A SUBSTANTIAL 3 BEDROOM DETACHED BUNGALOW, SITTING IN A GOOD SIZE PLOT WITHIN WALKING DISTANCE OF THE TOWN AND LOCAL AMENITIES WITHIN THE CLAVERHAM SCHOOL CATCHMENT AREA. LARGE SITTING/DINING ROOM WITH DOORS OUT TO ELEVATED DECKED TERRACE, KITCHEN, 3 BEDROOMS & 2 BATH/SHOWER ROOMS, ALONG WITH A DOUBLE DETACHED GARAGE AND AMPLE PARKING. THE REAR GARDEN FEATURES A LARGE POND AND TERRACE WITH PARTY ROOM/BAR AND BARBECUE AREA PERFECT FOR ENTERTAINING. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, 3 DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM. FRONT GARDEN, OFF ROAD PARKING FOR SEVERAL VEHICLES, DETACHED DOUBLE GARAGE. LARGE REAR GARDEN WITH TERRACE, POND. GFCH

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Covered porch with UPVC obscure double glazed door with matching panel to side to:

**L-SHAPED ENTRANCE HALL:** Loft with hatch, housing gas fired boiler, airing cupboard housing hot water tank with immersion heater, slatted shelves over.

**DOUBLE SITTING/DINING ROOM:** UPVC double glazed window to the front, matching window overlooking the rear garden and patio doors leading out to the raised decked terrace to the side. Stone fire surround, inset with electric fire, (with potential for open fire or wood burning stove) mantel shelf over, matching stone hearth. TV point. Coved ceiling. Wall light points. Hatch through to the kitchen.

**KITCHEN:** UPVC double glazed window with part obscured glazed door alongside leading out to the rear decked terrace. Fitted with white panel effect base and wall units with tiled splash backs. Laminate worktops over, inset with single bowl, single drainer stainless steel sink unit. Space for cooker, plumbing for washing machine and dishwasher. Space for side by side American style fridge freezer. Coved ceiling, part tiled walls, fluorescent tube light. Vinyl floor.

**BEDROOM ONE:** UPVC double glazed window overlooking the rear garden. Wardrobe cupboard with hanging rail and shelf. Coved ceiling, TV point.



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**PRICE GUIDE £ 575,000**



**BEDROOM TWO:** UPVC double glazed window overlooking the front garden. Coved ceiling. Recess with shelves to either side.

**SHOWER ROOM:** Obscure UPVC double glazed window to the front. Fitted with contemporary style white suite comprising WC, hand basin set onto high gloss double doored vanity unit, fully tiled shower cubicle with Mira shower & glass door. Chrome ladder style towel rail. Vinyl floor. Tiled walls with glass mosaic dado tile. Towel rail. Coved ceiling.

**BEDROOM THREE:** UPVC double glazed window enjoying views over the rear garden. Coved ceiling. Wardrobe cupboard with shelves.

**BATHROOM:** Obscure UPVC double glazed window to the front. Fitted with white suite surprising WC, pedestal hand basin with mirror and shelf over and panelled bath. Tiled walls, vinyl floor. Coved ceiling.

**OUTSIDE:** The property is approached from the road over driveway providing parking for several vehicles with a hedged front boundary and area of lawn to the right hand side & planted borders. Paved steps lead up to the front door with outside light. To the side is a detached brick built double garage with twin doors to the front, light and power connected, window and door leading to the rear. A wooden gate gives access to the rear garden, which is of excellent size with hedged and fenced borders and tree lined backdrop. A raised area of decked terrace leads down to lower lawn with a large pond. An entertaining terrace to the rear boundary features a bar and party room with space for barbecues and al-fresco dining with a decked jetty leading out over the pond.

**SERVICES:** All mains services are connected, gas fired central heating.

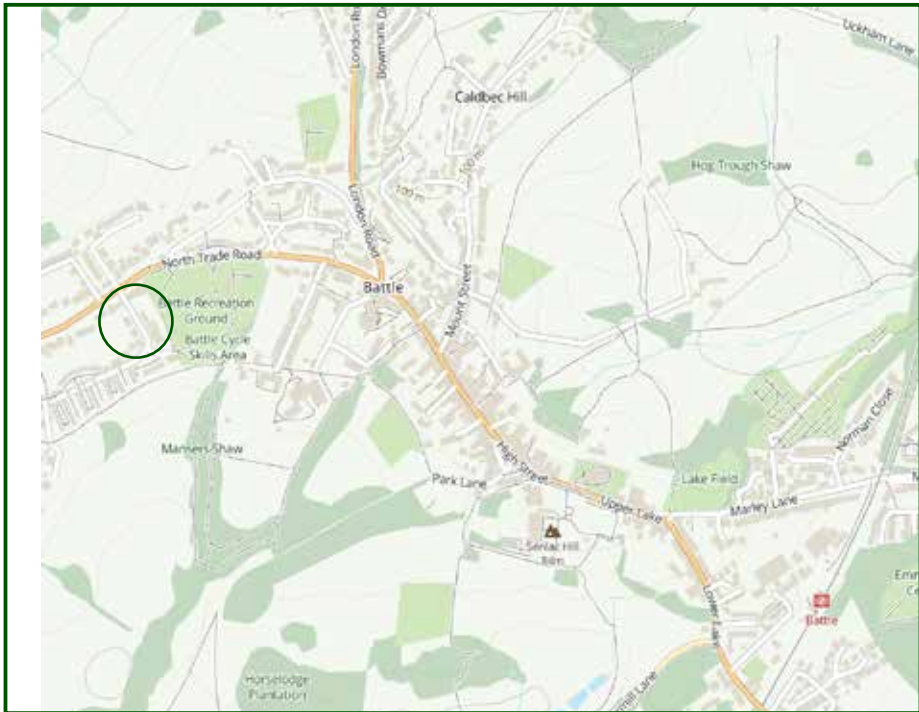
**FLOOR AREA:** 105m<sup>2</sup> (1,130 ft<sup>2</sup>) Approx.

**EPC RATING :** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'E'





*IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.*

**TRANSPORT LINKS:** Ideally positioned for the commuter is Battle Station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street.

The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

**DIRECTIONS:** Travelling on the A21, take the A2100 to Battle at Johns Cross roundabout. Continue to the roundabout at the end of the High St, turn right onto North Trade Rd, A271. Take the second left turn into Asten Fields, Oakdene will be found after a short distance on the left.

**What3Words (Location):** [///reception.decorate.party](https://www.what3words.com/reception.decorate.party)

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

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**MOLONEYCOUNTRYPROPERTY.COM**

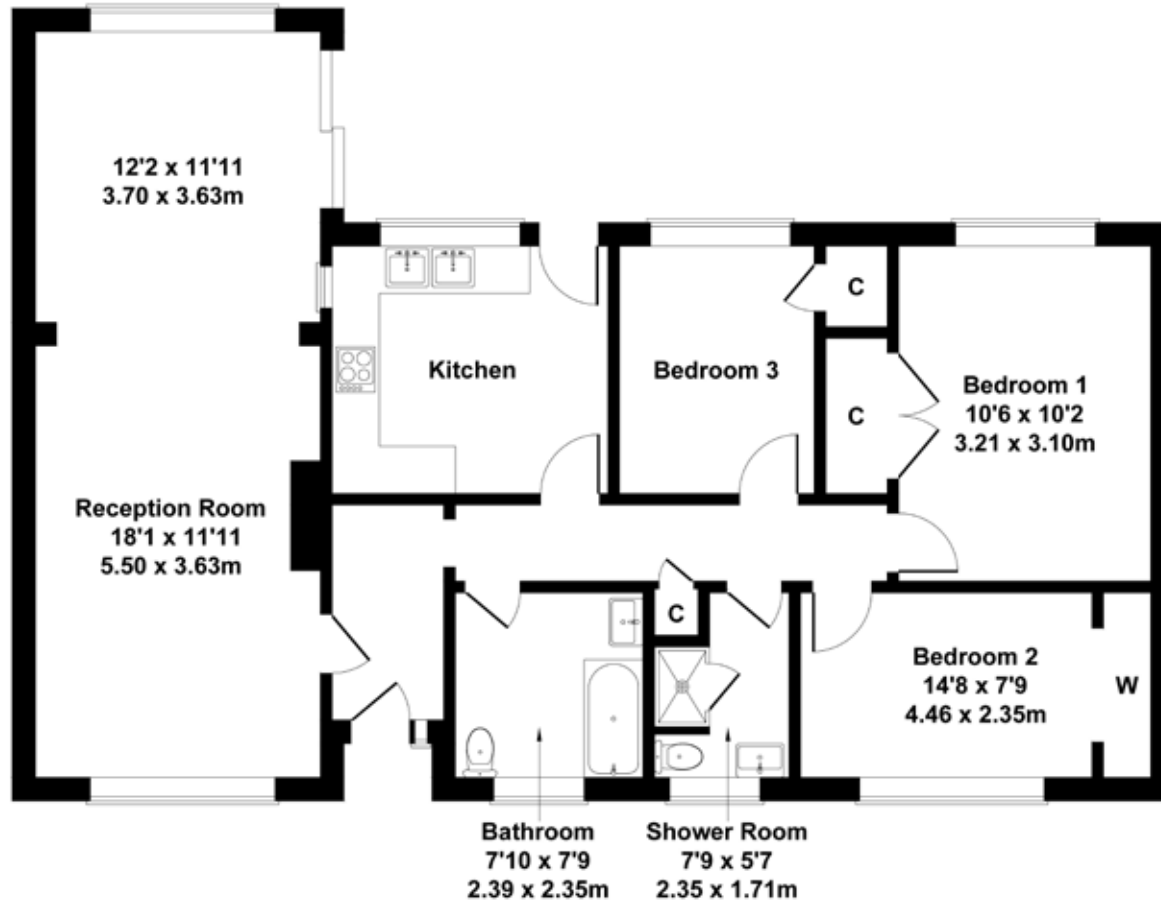
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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

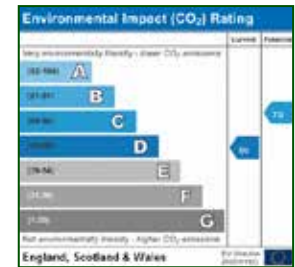
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**TELEPHONE: 01580 212828**

Approximate Gross Internal Area  
1130 sq ft - 105 sq m



Not to Scale.  
For Illustrative Purposes Only.



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