

# MOLONEY COUNTRY PROPERTY



CANBURY OAK BATTLE



## CANBURY OAK, NORTH TRADE ROAD, BATTLE, EAST SUSSEX. TN33 0HS

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AN IMPRESSIVE, SPACIOUS, DETACHED FOUR BEDROOM HOUSE SITTING IN GOOD SIZE LANDSCAPED GARDENS WITH HEATED SWIMMING POOL, ONLY A SHORT DISTANCE FROM THE HIGH ST AND CLAVERHAM SCHOOL, WITH EXTENSIVE PARKING AND A GARAGE. THREE RECEPTION ROOMS, STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM & CONSERVATORY WITH SEPARATE UTILITY ROOM. FOUR DOUBLE BEDS, 2 STYLISH BATH/SHOWER ROOMS. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, STUDY, OPEN PLAN KITCHEN/DINING/FAMILY ROOM OPENING TO CONSERVATORY. UTILITY ROOM. INTEGRAL GARAGE WITH REAR LOBBY AND STORE. BEDROOM ONE, SHOWER ROOM, BEDROOM TWO, CLOAKROOM, BEDROOM THREE WITH EN SUITE BATHROOM, BEDROOM FOUR WITH WALK IN WARDROBE (& POTENTIAL FOR EN-SUITE). DRIVEWAY TO THE FRONT, GOOD SIZE REAR GARDEN WITH ELEVATED PAVED TERRACED, LOWER TERRACE WITH IN GROUND HEATED SWIMMING POOL. GFCH.



Wooden front door to:

**ENTRANCE PORCH:** Windows to front and side. Inset coir mat. Wooden glazed door to:

**ENTRANCE HALL:** Window to the front. Staircase to the first floor. Storage cupboard. Oak floor.

**DRAWING ROOM:** Window with blind to the front, Bay style window to the rear with doors leading out to the elevated rear terrace. Painted panelled walls. Brick fireplace inset with basket for open fire on matching exposed brick hearth. Oak floor. TV point. Bespoke radiators.

**DINING ROOM:** Bi-fold doors leading out to the elevated rear terrace, windows to both sides. Oak floor. Ornate fire surround, picture rail, bespoke radiator.

**CLOAKROOM:** Window with horizontal blind to the front. Fitted with contemporary style white suite comprising WC & hand basin. Corner storage cupboard. Oak floor.

**STUDY:** Window to the rear. Ornate fire surround.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM:** Windows to the front. Fitted with contemporary range of white high gloss base and wall units with coordinating stone worktop over, inset with stainless steel sink unit. Full height cupboards with central space for American style fridge freezer, integrated Neff dishwasher, waste/recycling bins, corner

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**PRICE GUIDE £ 975,000**



carousel units, drawers, central Mercury range style cooker with slimline pull-out cupboards to both sides. Peninsula style breakfast bar with wine racks and open shelving. Inset ceiling lighting, tiled floor. Space for large dining table. Cupboard. Sitting area with shelves & TV point. Opening to:

**CONSERVATORY:** Wall to wall windows and doors leading out to the elevated rear terrace. Matching tiled floor. Door to:

**REAR LOBBY:** UPVC double glazed doors leading to the rear garden. Door to attached integral single garage and store.

**UTILITY ROOM:** Window to side. Fitted with base unit, worktop over, inset with stainless steel sink unit. Plumbing for washing machine, space for tumble dryer and further appliances. Worcester gas boiler. Inset ceiling lights, matching tiled floor.

Turned staircase to the first floor, window to the front. Linen Cupboard.

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**BEDROOM:** Window to the front and twin windows to the rear.

**SHOWER ROOM:** Obscure glazed window to the front. Fitted with contemporary style white suite comprising back to wall WC, basin set to double doored vanity unit, double shower cubicle with glass screen to side, tiled floor, heated towel rail. Inset ceiling lights, extractor.

**BEDROOM:** Windows to the rear and side. Picture rail. Ornate cast iron fireplace on stone hearth.

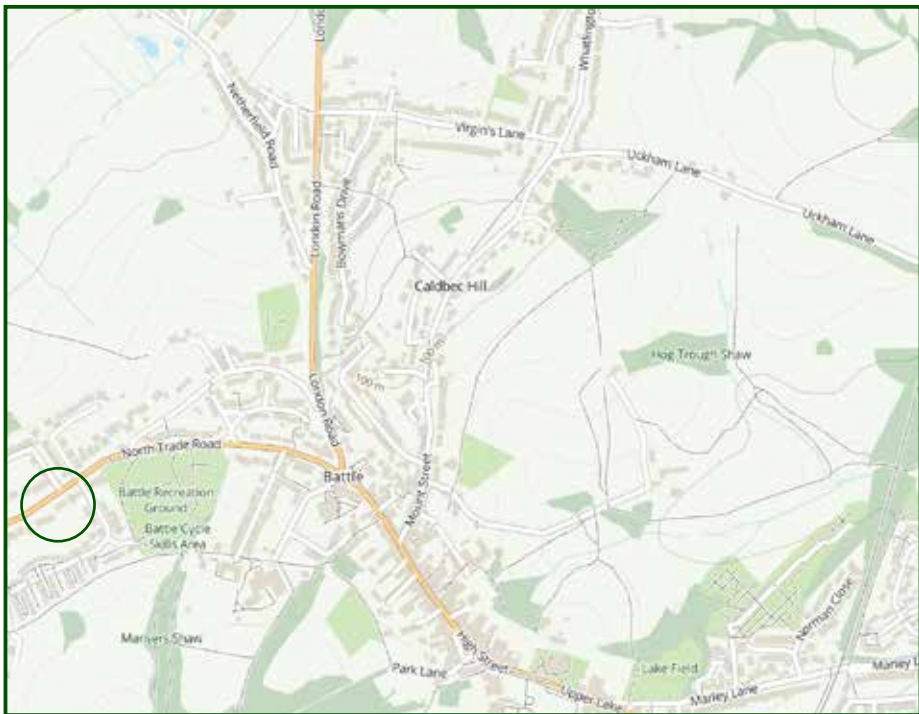
**CLOAKROOM:** Window to the front. Fitted with white suite comprising WC, pedestal mounted hand basin with tiled splash-back. Wood effect laminate floor.

**BEDROOM:** Window to the rear. Wardrobe cupboard with hanging rail and shelves. Picture rail. Ornate cast iron fireplace. Door to:

**EN-SUITE BATHROOM:** Velux windows to the side, window to the rear. Fitted with contemporary white suite comprising two circular basins set onto marble surround with double doored vanity unit below, wall hung back to wall WC, free standing double ended bath with central telephone taps. Wood effect laminate floor. Two low level built-in cupboards with shelves above. Inset ceiling lights.

Cont.





*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.*

**BEDROOM:** Window to the front. Picture rail. Walk-in wardrobe (with plumbing in place for en-suite if so required)

**OUTSIDE:** The property is approached from the road over brick pillared driveway giving access to the extensive parking area, with hedged front boundary, and access to the integral single garage. The rear garden is fully enclosed with elevated brick edged terrace for alfresco eating and lower swimming pool terrace, steps lead down to an area of level lawn which is hedged and fenced to all sides, with planted borders and mature shrubs and trees.

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

**FLOOR AREA:** 304m<sup>2</sup> (3,272 ft<sup>2</sup>) Approx.

**EPC RATING :** 'E'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'G'

**TRANSPORT LINKS:** For the commuter Battle station provide services via Tonbridge to London Charing Cross, Waterloo & Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling on the A21 at the Johns Cross roundabout turn onto the A2100 towards Battle. At the roundabout turn right onto North Trade Rd, continue past the turning on the left into Asten Fields and Canbury Oak will be found after a short distance on the left.

**What3Words (Location):** ///pampering.filled.dozen

**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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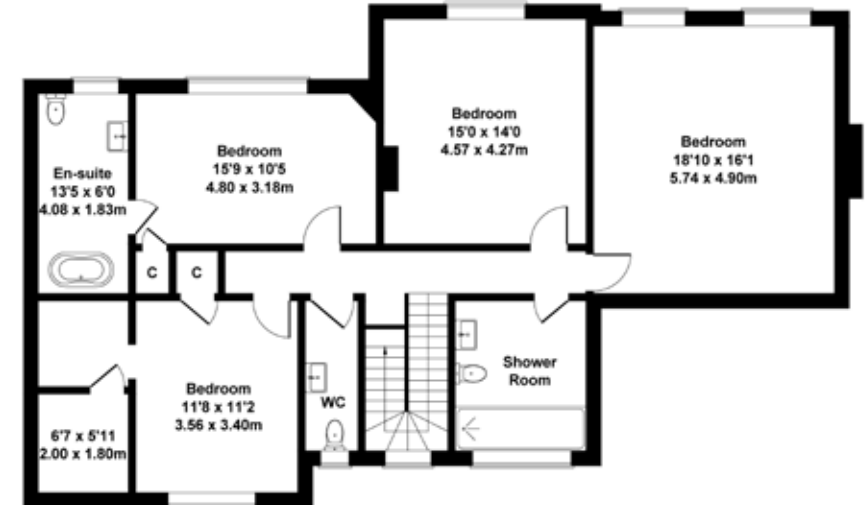
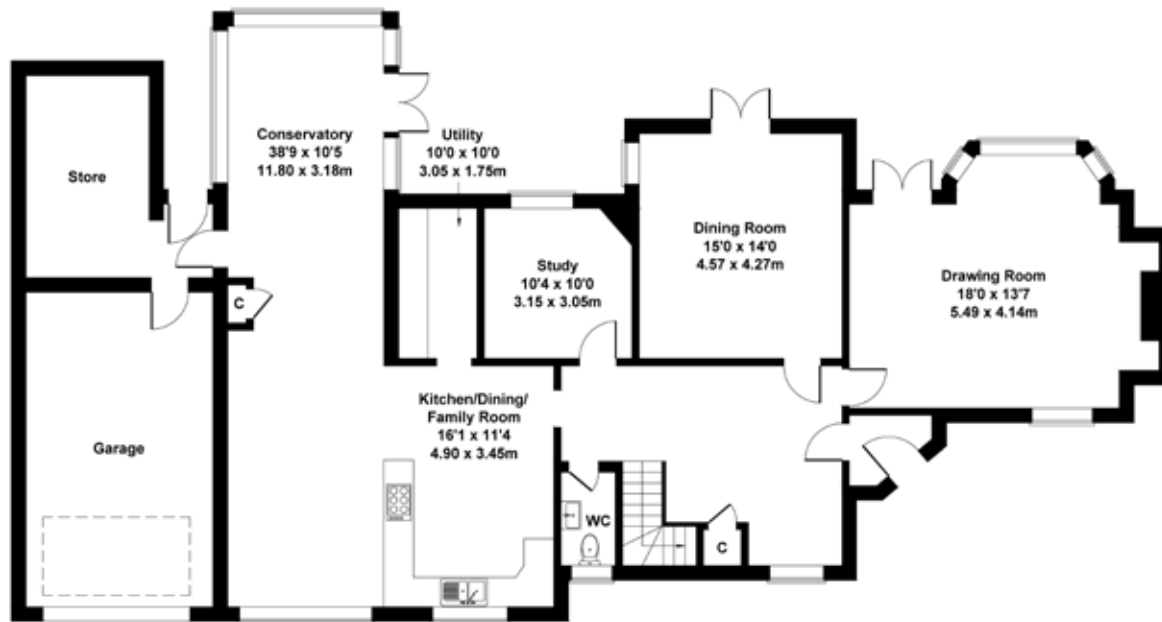
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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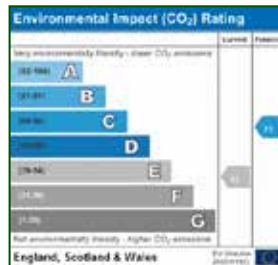
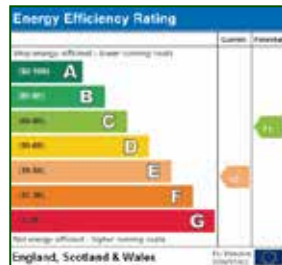
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## Canbury Oak

Approximate Gross Internal Area  
3272 sq ft - 304 sq m



Not to Scale.  
For Illustrative Purposes Only.



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