



9 Isherwood, Battle

£950,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Elegant 5-Bedroom Period Home with Superb Views on a Private Road

Positioned on an exclusive private road and enjoying magnificent views across the picturesque Beech Estate, this impressive five-bedroom period residence offers generous proportions, beautifully landscaped gardens, and effortless luxury. Chain free and set within just under half an acre, it represents a rare opportunity in one of the area's most desirable settings.

A grand entrance hall provides an inviting first impression, complete with under-stairs storage and a cloakroom with w/c. From here, the charming dining room enjoys wonderful outlooks across the terrace and gardens, enhanced by wall panelling, coving, and warm traditional styling. The spacious living room offers an elegant retreat with a feature fireplace, side window framing estate views, and doors opening onto the terrace.

The well-equipped kitchen features extensive fitted wooden units, a large cooker, integral dishwasher, and space for family dining. Adjacent is a bright breakfast room with patio doors leading directly to the garden—perfect for relaxed living. The utility room offers further storage, plumbing for appliances, and access to the rear garden. A generously sized front-aspect office provides an ideal workspace.

Upstairs, a wide landing leads to five well-proportioned bedrooms. The master suite enjoys beautiful rear views, fitted wardrobes, and a stylish en-suite with walk-in shower. Two additional bedrooms also benefit from en-suite facilities, while a family bathroom serves the remaining rooms.

The outside space is a true highlight, featuring an expansive terrace ideal for entertaining, rolling lawns edged with mature shrubs, and uninterrupted vistas of the Beech Estate. The front garden is equally well kept, with immaculate lawns, landscaped borders, and a spacious driveway leading to a double garage.

Additional benefits include a water purifier, mains drainage, and a £400 annual road association contribution. Council Tax Band G.



- Premier location on a private road.
- Five generous bedrooms, two with ensembles.
- Expansive living room with feature fireplace.
- Elegant dining room with stunning garden views.
- Fully equipped kitchen and integral dishwasher.
- Cosy breakfast room with terrace access.
- Functional utility room off the kitchen.
- Well positioned office overlooking drive.
- Double garage and spacious driveway.
- Meticulously maintained gardens, just under 1/2 acre.





Floor 0



Floor 1



Approximate total area⁽¹⁾
2228 ft²
207 m²

(1) Excluding balconies and terraces

CIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.