

21 Nightingale Place, Battle

£640,000 Freehold

A beautifully finished family home in a quiet spot on the edge of Battle, with countryside views, a sleek open-plan kitchen, and bi-fold doors leading to a porcelain patio and landscaped garden. Close to schools, the High Street and mainline station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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This beautifully finished four-bedroom family home is tucked away in a quiet spot on the edge of Battle, offering peaceful countryside views while remaining close to excellent schools, the High Street, and the mainline station. Designed for modern living, it features a sleek open-plan layout, bi-fold doors to a porcelain-tiled patio, and stylish, high-quality finishes throughout.

The ground floor is unified by warm Karndean herringbone flooring. The entrance hallway feels thoughtfully designed, with a cloak cupboard, additional under-stairs storage, and a contemporary WC with black fittings and a glass-framed door. Black and glass internal doors open into the bright triple-aspect living room, complete with shuttered windows, bespoke media wall and statement lighting. This flows naturally into the dining area where matching pendant lights highlight the space, and bi-fold doors extend the room into the garden for effortless indoor-outdoor entertaining.

The kitchen combines style and practicality with navy cabinetry, white sparkle quartz worktops, Bosch integrated appliances and a breakfast bar illuminated by elegant pendants. Spotlights throughout keep the space bright, while the adjoining utility room provides extra workspace, a stainless-steel sink, plumbing for a washing machine and direct access to the driveway – ideal for busy family life.

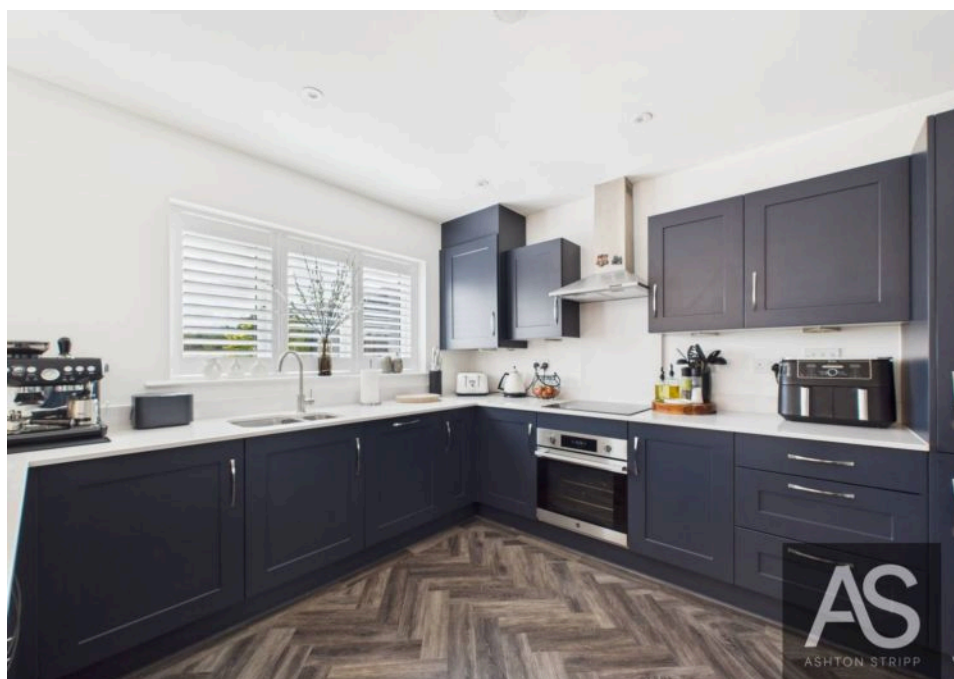
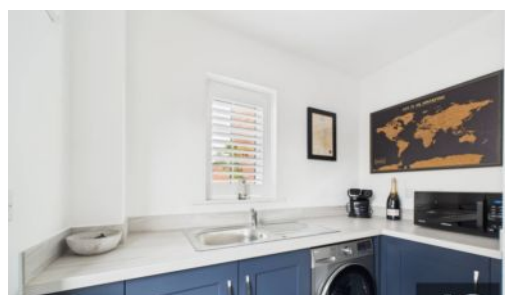
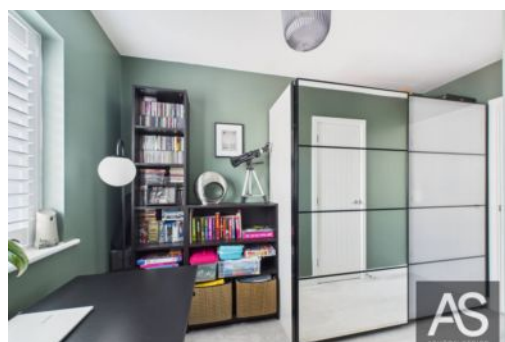
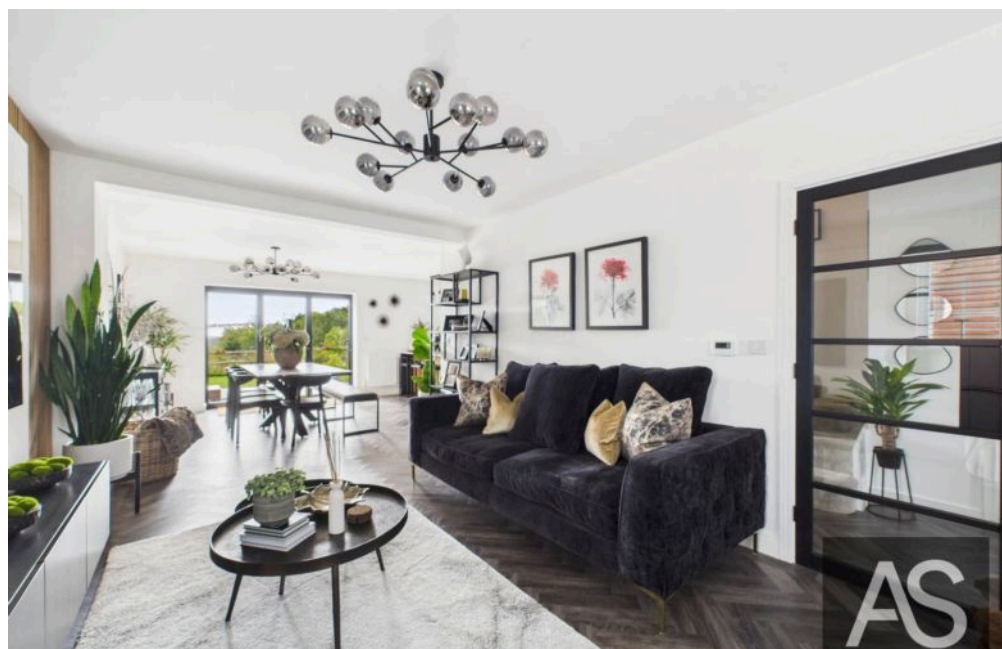
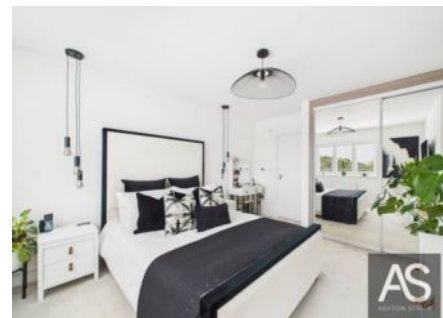
Upstairs, the main bedroom enjoys calming rear views across gardens and fields. It includes fitted wardrobes, shutters, feature lighting, and a contemporary en-suite with a walk-in tiled shower and sleek grey and white scheme. Two further double bedrooms also include fitted shutters and neutral décor, providing versatile family or guest accommodation. The fourth bedroom, positioned above the stairs, works well as a single bedroom, nursery or office and benefits from a deep built-in cupboard. The family bathroom features modern grey tiles, a bath with overhead shower, chrome fittings, a large wall mirror and heated towel rail. An airing cupboard sits on the landing for added practicality.

The landscaped rear garden is arranged for relaxed living, with a generous porcelain patio perfect for outdoor dining and lounge seating, a level lawn, established borders, and a large powered shed for storage or hobbies. Gated side access leads to the smart block-paved driveway.

Just over a mile from Battle's historic High Street, this home offers a rare blend of tranquillity and convenience. Independent cafés, shops and amenities are close by, while Battle station provides direct rail links to London Charing Cross. The area is well served by popular local schools, woodland walks at Battle Great Wood, and a variety of countryside pubs and farm shops.



- Four-bedroom family home in a peaceful Battle setting with countryside views.
- Karndean herringbone flooring throughout the ground floor for a stylish, cohesive finish.
- Bright triple-aspect living room with bespoke media wall and shuttered windows.
- Open-plan kitchen and dining area with bi-fold doors opening to the garden.
- Spacious utility room with outdoor access and practical storage.
- Elegant main bedroom with en-suite and views over the garden and fields.
- Landscaped garden with porcelain patio, powered shed, and gated side access to driveway.
- Excellent location near Battle High Street, schools, and mainline station — ideal for families and commuters, with the well-regarded Claverham Community College just a short walk away.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1373 ft²
127.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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