

## 14 Bowmans Drive, Battle

£580,000 Freehold

Detached family home set in a peaceful residential spot close to Battle High Street. Enjoy the charm and community of one of East Sussex's most historic market towns, with easy access to local shops, schools, countryside walks and mainline rail links.



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This spacious and thoughtfully arranged family home offers generous accommodation with a flexible layout, set in a highly convenient position close to the heart of Battle.

The property is entered via a wide and welcoming entrance hall with wood-effect flooring, providing space for furniture, a useful under-stair storage cupboard, and access to a recently updated cloakroom fitted with a modern white suite and chrome towel rail. Double doors lead into the main living room, a bright and inviting space featuring an open fireplace with brick surround and oak mantel. French doors at both ends of the room open into the conservatory and directly onto the garden, creating an excellent sense of light and flow. The conservatory itself is part-brick and part-glazed, with tiled flooring and electric heating, making it a comfortable year-round space.

A second reception room, currently used as a snug, sits alongside the living room and offers excellent flexibility as a formal dining room, home office, or additional lounge. French doors open onto the patio, making it ideal for entertaining and everyday family living.

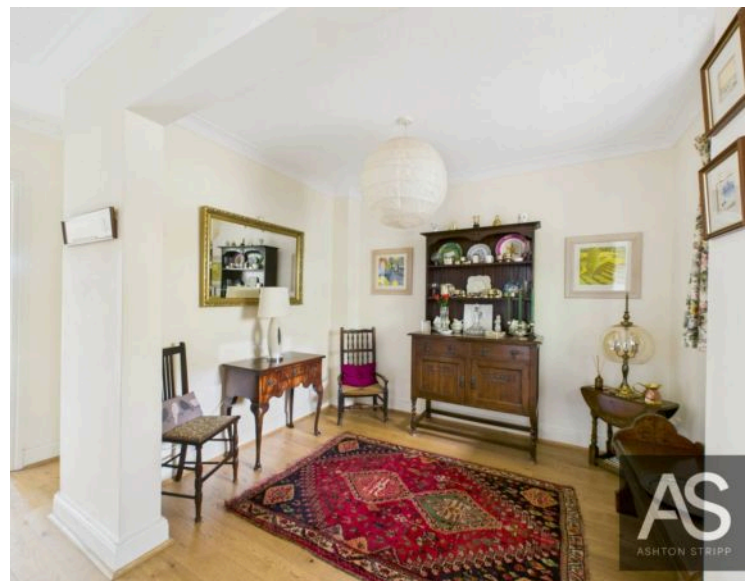
To the rear of the property, the kitchen enjoys pleasant views over the garden and is finished in a classic cream shaker style. It provides ample wall and base units, wood-effect worktops, a stainless-steel sink, and space for a range cooker, dishwasher, and a family dining table. A door opens directly onto the garden. A separate utility room adds further practicality, with matching units and worktops, space for multiple appliances, an additional sink, and housing for the boiler system.

Upstairs, the staircase leads to a mezzanine-style landing, currently arranged as a home office or study area. The main bedroom is positioned to the rear of the property, enjoying garden and countryside views, and benefits from built-in wardrobes and a modern en-suite shower room. Three further bedrooms are all well-proportioned doubles, offering flexibility for family living, guests, or working from home. These are served by a recently refurbished family bathroom, fitted with a shower over the bath, contemporary tiling, and modern storage.

Outside, the rear garden is attractively laid out with a paved patio accessed from both the conservatory and snug, ideal for outdoor dining. Beyond is a lawned garden with pathways leading to a more secluded lower area, where a greenhouse and shed are positioned among mature planting, providing privacy and year-round interest. Side access runs along both sides of the house.

To the front, a large tarmac driveway offers ample off-road parking and leads to a detached double garage with an electric up-and-over door. Steps lead from the driveway to the front door, adding a sense of privacy and presence.

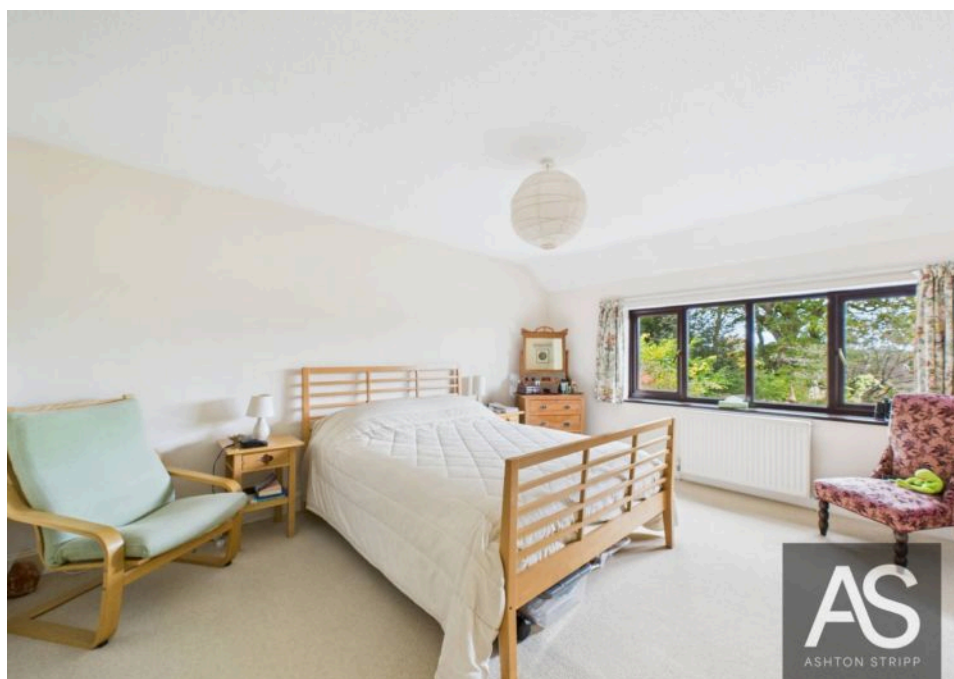
The property has benefitted from a number of recent upgrades, including a new gas boiler, full fibre-optic broadband, and solar panels with battery storage. Ideally located within easy reach of Battle High Street, the mainline station with direct services to London, excellent local schools, and beautiful surrounding countryside, this is a superb family home offering space, comfort, and an enviable position in this historic market town.



- Spacious detached family home within walking distance of Battle town centre.
- Generous and flexible living space including a large living room with open fireplace, a bright conservatory, and a versatile second reception room.
- Modern shaker-style kitchen with dining space, supported by a separate updated utility room.
- Four well-sized bedrooms including a main bedroom with built-in wardrobes and updated en-suite, plus a contemporary family bathroom.
- Attractive rear garden with patio, lawn, mature planting, greenhouse and shed, along with a large driveway and detached double garage with electric door.



Bowmans Drive is a quiet and sought-after residential area within easy walking distance of Battle's historic High Street, local schools, and the mainline station with direct services to London and the coast. The town offers a good range of independent shops, cafés, and everyday amenities, along with convenient access to the A21, surrounding countryside, and nearby coastal destinations.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
2106 ft<sup>2</sup>  
195.5 m<sup>2</sup>

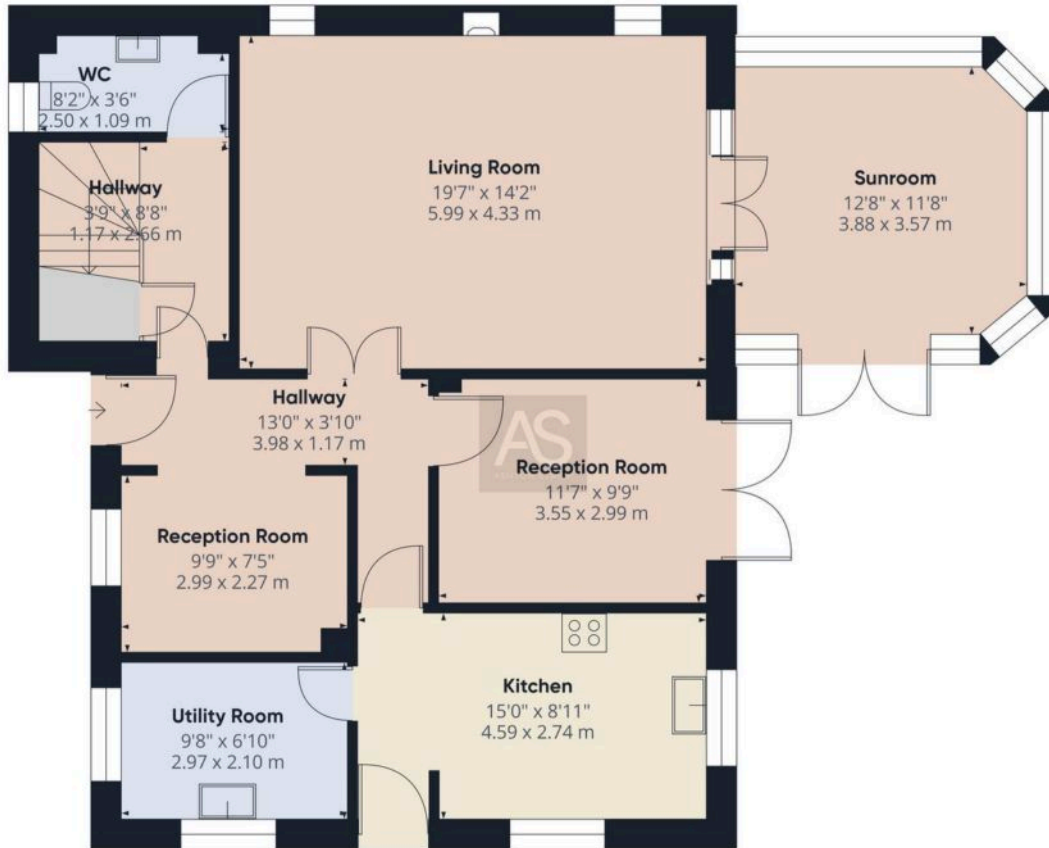
(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 0 Building 2



Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
997 ft<sup>2</sup>  
92.6 m<sup>2</sup>

(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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