

1 Agmerhurst Cottages Kitchenham Road, Ashburnham, Battle, Sussex TN33 9NB
Guide Price £499,950 - £520,000 Freehold

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This attractive period semi-detached cottage offers a delightful blend of character and modern living. With stunning uninterrupted rural views stretching towards the South Downs, this property is situated in a highly sought-after Area of Outstanding Natural Beauty (AONB), making it an ideal retreat for those who appreciate nature and tranquillity. Upon entering, you are welcomed into a spacious double reception room, featuring a bay fronted window and an inviting open fire, perfect for cosy evenings. This room seamlessly flows into a well-appointed kitchen/breakfast room, where you can enjoy breathtaking views while washing up, thanks to the large window. The kitchen is equipped with a traditional Rayburn, adding to the cottage's charm. Additionally, there is a versatile family room or potential fourth bedroom, complete with sliding doors that lead to a sun-drenched terrace, along with an en-suite shower room and a separate cloakroom accessed of the entrance hall for convenience. The first floor boasts three bedrooms, each fitted with bespoke crafted wardrobes, ensuring ample storage. A well-designed shower room serves this level, providing modern amenities in a classic setting. Outside, the property features a lovely southerly facing rear garden, complete with a large sun terrace, perfect for al fresco dining or simply soaking up the sun. The adjoining farmland enhances the sense of space and tranquillity, offering breathtaking views that change with the seasons. With parking for up to three vehicles and a garage that presents potential for further extension, subject to necessary consents, this home is not only practical but also full of possibilities. Located just a short drive from the bustling market town of Battle and within the catchment area for Claverham school, this property is perfect for families and those seeking a peaceful lifestyle.








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Floor 0



Floor 1



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Approximate total area(1)

128.9 m²

1387 ft²

Reduced headroom

0.4 m²

4 ft²

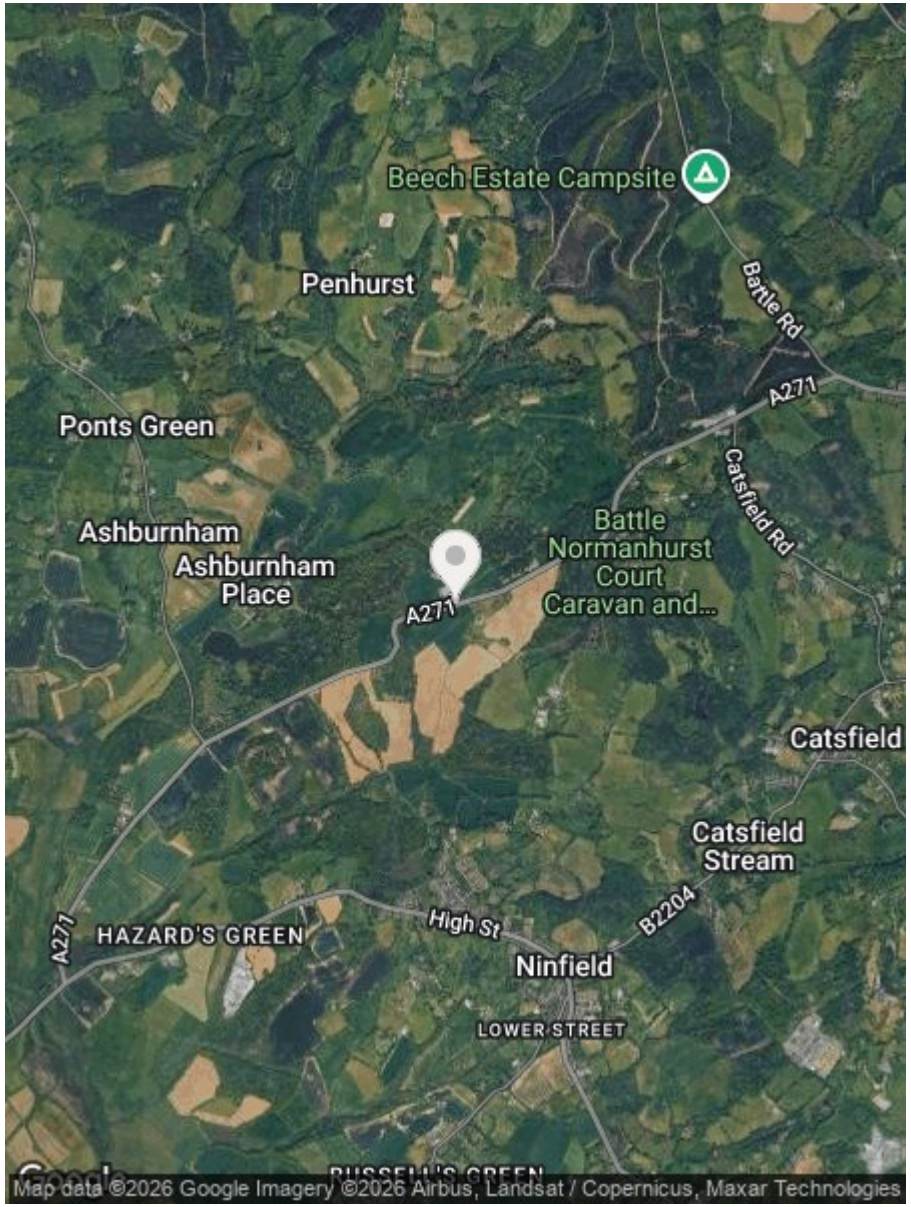
(1) Excluding balconies and terraces

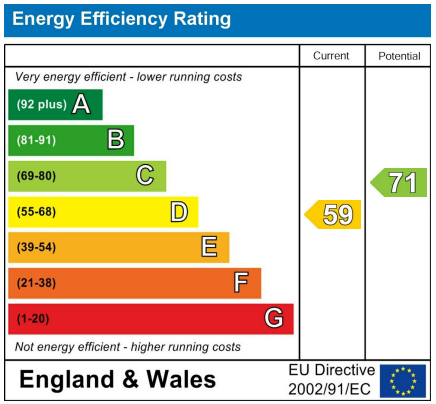
Reduced headroom

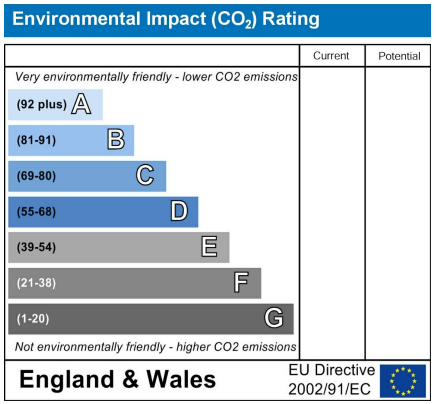
..... Below 1.5 m/5 ft

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

GIRAFFE360







Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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