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Karibu Vale Road, Battle, TN33 0HE
Offers In Excess Of £625,000 Freehold

Imagine coming home to warm floors underfoot, bi-fold doors open to a sun-soaked garden, and a kitchen made for slow mornings and easy entertaining. This contemporary three-bedroom detached home, offered chain free, sits in a location that genuinely has it all on the doorstep, with Claverham, the High Street, the recreation ground and lovely country walks all just moments away, while the GP and dental surgeries and the mainline station keep everyday life refreshingly simple. Step inside to a welcoming hall where marble-effect tiled flooring and underfloor heating flow seamlessly across the entire ground floor. The open-plan living space is where life happens here, with bi-fold doors along the rear and side elevations blurring the line between indoors and out, while the kitchen, finished in white quartz with a central island, electric hob and downdraft extraction, an instant hot water tap, and integrated appliances including double ovens and a coffee machine, feels like the true heart of the home. Beneath a roof lantern, the dining area catches the light beautifully, with further bi-fold doors opening onto the patio. A well-appointed utility room and cloakroom keep practicalities out of sight, while upstairs, an oak and glass staircase leads to a first floor finished to the same high standard, including a striking family bathroom with twin basins and a rainfall shower. The principal bedroom is a genuine retreat with fitted wardrobes and a spa-style en-suite, while two further double bedrooms offer flexible space for family or a home office. Outside, the low-maintenance charcoal paved garden is made for relaxed alfresco living, and the detached garden room or gym, already plumbed and powered, opens up exciting possibilities for working from home. With parking for three to four vehicles, this home sits close to the High Street, schools, green space and the station.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

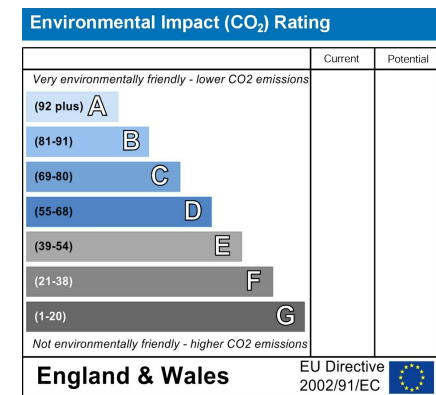
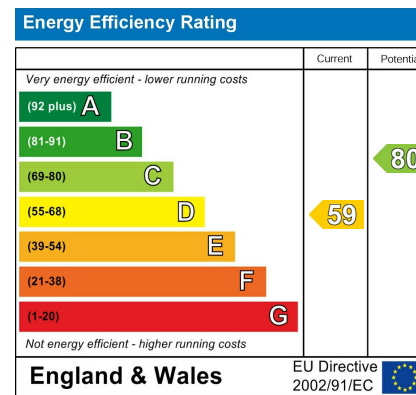
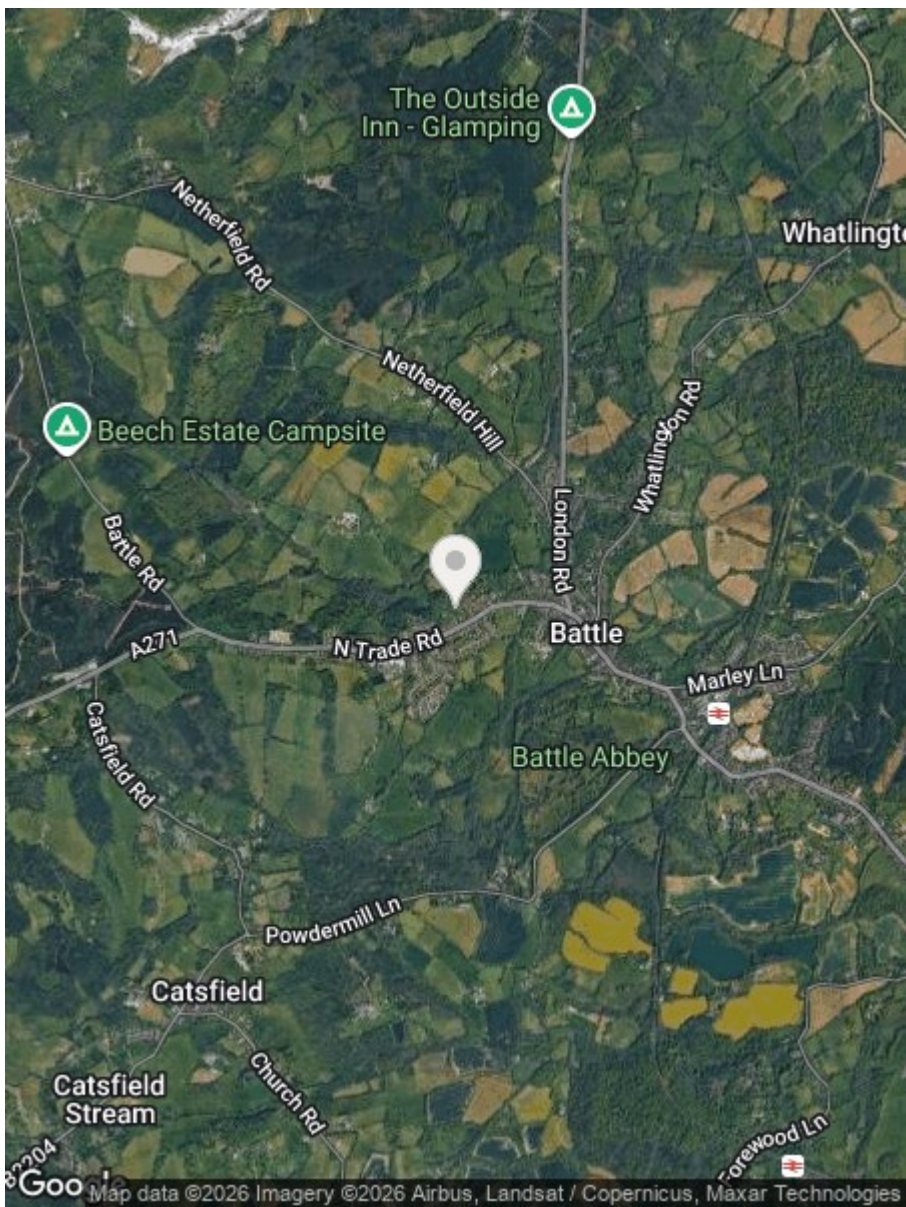
165.3 m²

1780 ft²

(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.

GIRAFFE360



Council Tax Band - TBA

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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