



EQUUS

Country & Equestrian



THE THATCHED COTTAGE



THE THATCHED COTTAGE, Whatlington Road, Battle, East Sussex TN33 0NE

NO Chain - A charming detached Grade II listed thatched period Property circa 1750, situated in 3.7 acres (*TBV) with large stable yard (5 loose boxes plus barn) and positioned adjacent to a bridleway offering good off-road riding opportunities.

The property is located on the periphery of a small semi-rural hamlet and comprises of three principal bedrooms and two additional attic bedrooms, totalling approximately 1800 square feet with an abundance of period characteristics, including ceiling beams, distinctive window designs, and attractive detailing to the weather-boarded facias.

Within the fenced paddocks, there exists potential to establish additional equestrian facilities such as a riding arena (subject to permissions), and there is excellent vehicular access and parking capacity for multiple vehicles and horseboxes.

For comprehensive everyday amenities the historic market town of Battle is conveniently situated nearby with rail station offering connectivity to London and the South Coast.eip

LOCATION & AREA AWARENESS

The property is well located for access to Battle and surrounding villages. Battle contains an historic castle and its remains while the high street offers a wide range of independent shops and the usual assorted tea houses and pubs. Further comprehensive shopping can be had either in Hastings or Heathfield or further afield in Tunbridge Wells.

The town of Battle gets its name from the Battle of Hastings, which was fought between Harold the Saxon king and William the Conqueror in 1066. The battle was so significant it changed the course of English history. The town grew up around the Abbey of St Martin which was built by William the Conqueror after the battle. It is said that William vowed that should he win the battle he would build such an abbey. The abbey was built between 1070 and 1094, and the high altar is believed to have been placed on the spot where Harold fell. Today the Abbey ruins and the battlefield are cared for by English Heritage and are well worth a visit. The imposing Abbey gatehouse built circa 1338 can be seen as you look down the length of the High Street.

ACCOMMODATION

Refer to the floor plans in the brochure and online.

GARDEN ROOM/PORCH – Velux window

KITCHEN & BREAKFAST ROOM – assorted fitted units, dishwasher and fridge included, Rayburn Stove and heating, feature farmhouse style recess with brick surround. Further room with breakfasting table.

UTILITY ROOM – newly fitted with full plumbing and Belfast sink, WC off main room with door to rear of property to courtyard access to single garage.

DINING ROOM – charming room which also doubles up as a further sitting area, brick fireplace currently with a wood burner and beams throughout the ceilings and walls.

SITTING ROOM - charming room with brick fireplace currently with a wood burner and beams throughout the ceilings and walls.

FAMILY BATHROOM – with claw slipper bath and walk in shower, WC, sink and vanity unit, with oak flooring.

BEDROOM 1 – with double aspect and fitted wardrobes. **STAIRS TO FIRST FLOOR ATTIC BEDROOMS.**

BEDROOM 2 - with rear aspect

BEDROOM 3 - with rear aspect



ATTIC BEDROOM 4 - with limited head height and raised dressing area and access to loft. Interconnecting door to attic bedroom 5.

ATTIC BEDROOM 5 - with limited head height and raised dressing area and access to loft. Interconnection door to attic bedroom 4.

Outside the gardens are set to the side and front and are well screened and private with access from the side garden room and front door with attractive raised decking on one aspect.

SINGLE GARAGE – to the side of the property with further timber store.

EQUESTRIAN FACILITIES

STABLES - 5 stables in an L shape layout on concrete with power, lights and water. Each approx. 12'x12' / **TAK ROOM.** **SINGLE barn** - used for storage.

MOBILE FIELD SHELTER 24' x 12' located in the lower field currently with gated fronts.

HACKING – access onto a bridle path from a five bar gate at the top of the meadow field which eventually lands up in woodland.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold / **PROPERTY TYPE:** Detached Grade 2 listed **PROPERTY CONSTRUCTION:** Timber Framed with thatched roof **NUMBER & TYPE OF ROOM/S:** 3 beds with 2 attic beds limited head height and access, 2 main receptions plus dining area in kitchen / see attached floor plans / **PARKING:** Multiple off road near stables plus x1 space near house / **TITLES:** on x3 **LOCAL AUTHORITY:** Rother / **TAX BAND:** E / **EPC RATING:** N/A Grade listed property.

SERVICES

HEATING: Gas mains / **SEWAGE:** Cess Pool / **WATER SUPPLY:** Mains / **ELECTRICITY SUPPLY:** Mains

LAND & GROUNDS

The whole sits in 3.7 acres (*TBV). The lower paddock (Meadow field) has access to a bridleway where there is a full five bar gate. Further access can be had from the parking area adjacent to the stables.

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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DIRECTIONS

Proceed south towards Hastings on the A21. On reaching the roundabout at St John's Cross (a large caravan/tenting & motor home dealer is on the left) take the left turn to continue on the A21 and NOT the A2100 road for Battle. Continue for approx. 1.5 miles past Vinehall School, then the White Chapel on the left - and turn right on to Whattlington Road, pass The Royal Oak Pub on the left, continue toward Whattlington for around ½ mile and the property can be found on the right nearly at the bottom of the hill, park in the fenced car parking area adjacent to the stable block (not the tarmac drive next to the house).



Guide price £850,000

The Thatched Cottage, Whatlington Road, Whatlington, Nr Battle, East Sussex, TN33

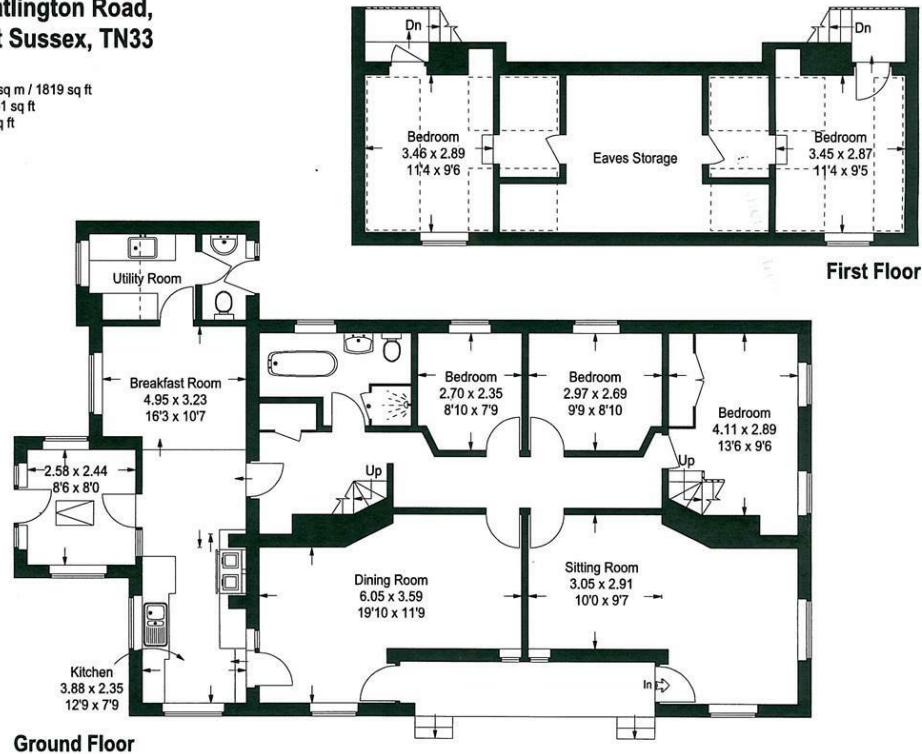
Approximate Gross Internal Area :- 169 sq m / 1819 sq ft
Eaves Storage :- 14 sq m / 151 sq ft
Total :- 183 sq m / 1970 sq ft



--- = Reduced headroom
below 1.5 m / 5'0"

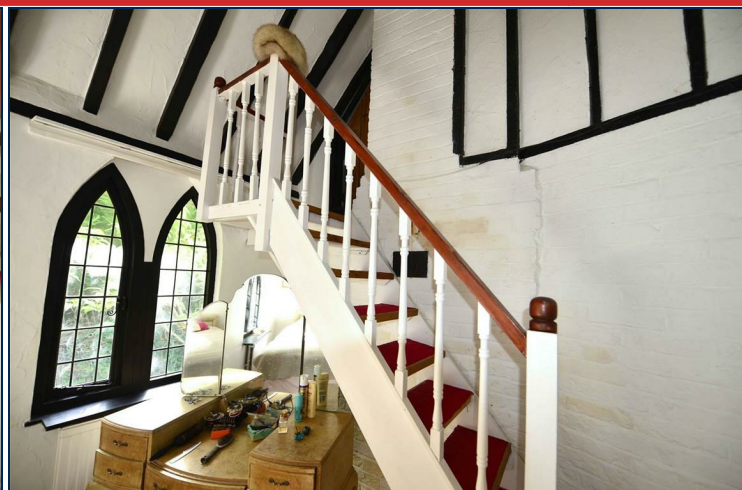
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.
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