



The Old Rectory , Whatlington Road, Battle, East Sussex TN33 0NE

The Old Rectory, Whatlington Road, Battle, East Sussex TN33 0NE Guide Price : £1,200,000 to £1,300,000

A wonderful opportunity to purchase a unique, detached, Grade II Listed six bedroom former Rectory nestled in a quiet valley amidst stunning countryside, with circa 18 acres of land and a number of useful outbuildings, including stables, a barn and potential separate Annexe accommodation.

Located in a secluded position that very few people are aware of, this wonderful home offers both privacy and solitude and yet is within a short drive of the sought-after market town of Battle, making it the ideal property for anyone looking for space to live the good life, while still needing to be close to good local amenities, schools and transport systems with the nearest mainline station at Robertsbridge.

The house itself is charming, providing just under 2,500 sq ft of versatile living space that would suit any number of different buyers. But it is the land that comes with the house which extends down to a pretty stream that takes your breath away. Not only are the views stunning, but for nature lovers, there is much wildlife to enjoy.

- Unique 6 bed Grade II Listed former Rectory
- Enormous potential / scope for flexibility of use
- Circa 18 acres of gardens, pasture land / outbuildings
 - Annexe with commercial potential (stpp)
 - Drive with extensive off-road parking / turning
 - Stunning far reaching countryside views
 - Accessible idyllic, secluded rural location
 - Close to historic market town of Battle
 - Wide choice of good local schools
 - Nearest mainline station at Robertsbridge

SITUATION Tucked away from any main roads, The Old Rectory is situated in the valley of the village of Whatlington on the road from Battle, where the Church and Parish Hall lie either side of the stream. The nearby towns of Battle and Hastings, which are approximately 2.2 and 7 miles distant, offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. There are a variety of good schools in the area in both the state and public sectors.

For rail travel, the nearest stations are at Robertsbridge (2.6 miles), Battle (2.8 miles) and Crowhurst (4.4 miles). The A21 is close by and the coast is only a short drive away.



DESCRIPTION This unique house offers everything you imagine from a historic building and is perfect for anyone wanting to experience the tranquillity of a bygone era. Not only is the accommodation generous, but it is also flexible, offering much potential and lots of space for the comings and goings of family life.

The country style kitchen with its Aga and breakfast area is where family and guests tend to gather and socialise and for more formal entertaining, they can withdraw to the beautifully characterful dining room.

In the evenings, and especially during the colder months, the fires in the two further reception rooms offer an inviting focal point. There is also a large shower room, utility area and studio on the ground floor, the latter offering the potential for extension to the kitchen, subject of course to the necessary permissions.

The first floor comprises four double bedrooms, two of which share a "Jack and Jill" en-suite shower room, and a large family bathroom, and on the top floor, there are two further good size double bedrooms.

OUTSIDE Set within the heart of the beautiful East Sussex countryside, this property enjoys a lovely rural position and yet is still within easy reach of local amenities. The Old Rectory is approached through an existing gate onto a driveway that provides plentiful parking and turning.

The original gardens that surround the house include a pond, raised lawn / orchard area with useful timber cabin (11'7 x 11'7) and a large, sunny decked area with hot tub, perfect for summer living.

A short walk from the house takes you to the two stables and the start of the circa 18 acres of gardens and land (unmeasured). Originally planted with grapevines, it has more recently been used to graze horses and is now divided into six fenced and gated paddocks with a large barn.

The fields rise gently to a point where the countryside views are simply stunning, and at their base, a pretty stream meanders through a wooded glade where a public footpath winds along the edge of the land owned by this property.

OUTBUILDING Currently divided into three parts and used as a workshop, garaging and studio, this versatile space would be ideal for a number of different uses including as a home office, guest accommodation, teenage den or possibly as an Air B and B or Annexe, subject of course to the necessary permissions.

SERVICES Mains water, electricity and gas. Private drainage. Aga is fuelled by oil. EPC: Exempt. Local Authority: Rother District Council. Council Tax Band G.

AGENTS NOTE We are advised by the vendors that there is a right of access over Leaford farmland next door to the bridge that crosses the stream which divides their land from the farm. We understand that the boundary between the properties is the middle of the stream and that The Old Rectory has a Licence to remove 100,000 gallons of water per annum from the stream for their private use.

DIRECTIONS From our office in Tenterden, head south on the A28 for about 5 miles, turning right at a T-junction onto A268 and after 2 miles turn left onto Bodiam Rd. After a couple of miles, turn right onto Main Rd and left onto Junction Rd / B2244. Continue for about 5 miles and then take a slight right onto Stream Ln. Turn right at the 1st cross street to stay on Stream Ln. Continue onto Riccards Ln and then turn left onto Whatlington Rd. The Old Rectory is on the left hand side just before bridge.



Ground Floor

Approx. 109.2 sq. metres (1173.9 sq. feet)



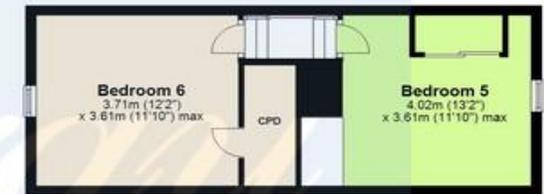
First Floor

Approx. 86.7 sq. metres (933.2 sq. feet)



Second Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Barn

Approx. 88.9 sq. metres (956.8 sq. feet)

SPECIALISTS IN TOWN AND COUNTRY PROPERTIES

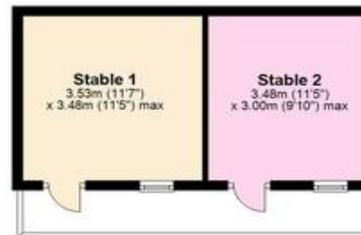
Outbuilding

Approx. 65.3 sq. metres (702.9 sq. feet)



Stables

Approx. 23.1 sq. metres (248.2 sq. feet)



Barn

13.94m (45'9") x 8.38m (20'11") max



Total area: approx. 406.7 sq. metres (4378.0 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanIt3D.

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WamerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WamerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

