



The Glade, Marley Lane, Battle, TN33 0RB

AN ATTRACTIVE FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE, SITUATED ON THE OUTSKIRTS OF BATTLE AND OCCUPYING A 1.16 ACRE PLOT WITHIN BEAUTIFUL PARKLAND STYLE GARDENS SURROUNDING THE PROPERTY. THERE IS A 180 ft GATED DRIVEWAY WITH A DETACHED CAR BARN AND PARKING FOR SEVERAL VEHICLES.

The property provides well presented and versatile accommodation arranged over two floors to include a 19'5 x 9'9 kitchen/breakfast room with walk-in pantry, a separate utility and a downstairs cloakroom/w.c. There is also an impressive 23'11 x 10'10 bay fronted dining room with feature fireplace, a separate sitting room also with a feature fireplace and a 17'11 x 11'11 living room which leads into the 16'10 x 9'8 conservatory. In addition, there is a separate entrance to the guest suite which includes a dual aspect reception hall, a double bedroom and an en-suite shower room. From the first floor galleried landing there are three further double bedrooms each with fitted wardrobes as well as a large triple aspect family bathroom/w.c.

Outside, the property is approached by a sweeping gravel driveway leading to a detached double car barn with parking in front for several vehicles. The secluded gardens are a particular feature of the property being established with shrubs, flowers and plants as well as mature trees giving a parkland feel. Further benefits include double glazing, oil fired central heating and the property is available CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Offers in excess of £800,000

The Glade, Marley Lane, Battle, TN33 0RB



- Beautiful Detached Family House
- Four Bedrooms, Two Bathrooms
- 16'10 x 9'8 Conservatory
- To Be Sold CHAIN FREE
- Secluded Parkland Gardens
- Three Reception Rooms
- 180ft Gated Driveway & Car Barn
- Just Over An Acre Plot
- 19'5 x 9'9 Kitchen/Breakfast Room
- Close to Battle & Sedlescombe

Entrance Lobby/Utility

Boiler Room

6'6 x 3'0 (1.98m x 0.91m)

Downstairs Cloakroom/W.C

6'7 x 3'4 (2.01m x 1.02m)

Kitchen/Breakfast Room

19'5 x 9'9 (5.92m x 2.97m)

Dining Room

23'11 x 10'10 max (7.29m x 3.30m max)

Sitting Room

16'11 x 10'8 (5.16m x 3.25m)

Living Room

17'11 x 11'11 (5.46m x 3.63m)

Conservatory

16'10 x 9'8 (5.13m x 2.95m)

Rear Reception Hall

17'9 x 8'10 (5.41m x 2.69m)

Guest Bedroom Four

17'11 x 9'0 (5.46m x 2.74m)

En-Suite Shower Room

7'4 x 5'5 (2.24m x 1.65m)

First Floor Galleried Landing

14'10 x 6'7 (4.52m x 2.01m)

Bedroom One

16'11 x 10'8 (5.16m x 3.25m)

Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

Bedroom Three

9'11 x 9'10 (3.02m x 3.00m)

W.C

6'7 x 5'11 (2.01m x 1.80m)

Family Bathroom

14'8 x 8'6 (4.47m x 2.59m)

Outside

Gated Driveway

180'0 (54.86m)

Open Double Car Barn

20'0 x 18'0 (6.10m x 5.49m)

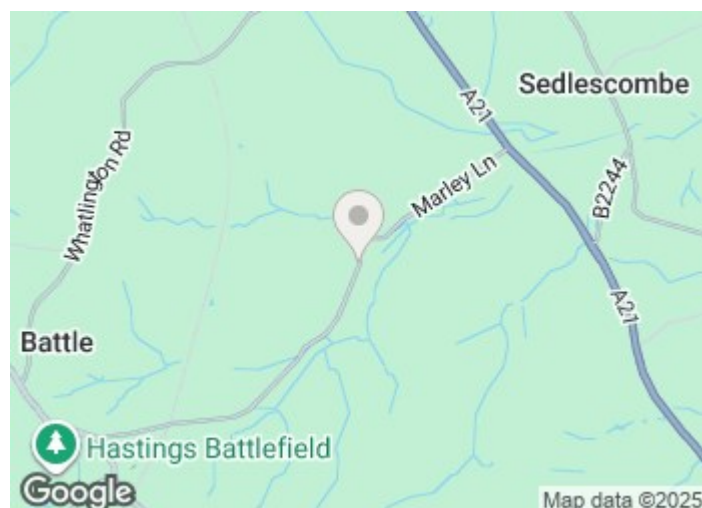
Summerhouse/Workshop

17'0 x 11'6 (5.18m x 3.51m)

Log Cabin

11'0 x 6'7 (3.35m x 2.01m)

Parkland Gardens





Floor Plan



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	68
England & Wales		
EU Directive 2002/91/EC		