



ESTATE AGENTS

Catsfield Cottage, Skinners Lane, Battle, TN33 9DN

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Price £525,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this EXTENDED SEMI-DETACHED THREE/ FOUR BEDROOM OLDER STYLE FAMILY HOME, Located on an incredibly sought-after lane in Catsfield, close to popular schooling establishments and amenities within Catsfield, Ninfield and Battle. The property is approached via a block paved drive providing OFF ROAD PARKING for multiple vehicles and an EXPANSIVE FAMILY FRIENDLY GARDEN with LOVELY VIEWS over open fields.

The property has been refurbished and extended to an exceptionally HIGH STANDARD. Accommodation is arranged over two floors comprising a welcoming entrance hall, inner hall, living room, OPEN PLAN KITCHEN-DINING-FAMILY ROOM, separate UTILITY, a ground floor OPTIONAL FOURTH BEDROOM/ STUDY/ PLAYROOM and a DOWNSTAIRS WC. The kitchen-dining-family room is located at the rear of the property and has BI-FOLD DOORS opening onto the LOVELY GARDEN.

Upstairs there are THREE DOUBLE BEDROOMS with the master benefitting from an EN-SUITE SHOWER ROOM in addition to a family bathroom with bath and shower. The property has oil fired central heating, a charming WOOD BURNER in the living room and double glazed windows throughout.

Positioned in a popular area for schooling establishments and countryside walks. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLED FRONT DOOR

Opening to:

ENTRANCE HALL

Offering a practical space with take off shoes, hanging rails for coats, double radiator, coconut matting, double glazed window to side aspect, door to:

HALL

Tiled flooring, stairs rising to the first floor accommodation, door to:

LIVING ROOM

13'9 x 12'6 (4.19m x 3.81m)

Oak flooring, down lights, television point, exposed brick fireplace with solid wood mantle, slate hearth and inset wood burning stove, radiator, double glazed window to front aspect, door to:

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

18'8 x 15'5 (5.69m x 4.70m)

An impressive open plan reception space at the rear of the house with double glazed bi-folding doors opening onto the lovely family friendly garden, with views over open fields beyond. The kitchen is modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over tiled splashbacks, waist level double oven and grill, electric hob with fitted cooker hood over, down lights, inset drainer-sink unit with mixer tap, integrated dishwasher, radiator, ceiling lantern, wall mounted vertical radiators either side of the French doors and further radiator, wood laminate flooring, plinth LED lighting, wine cooler, under cupboard lighting, inset spotlights, breakfast bar seating area with pendant lighting, ample space for dining table and sofa, door to downstairs wc and further door to:

UTILITY

9'2 x 5'5 (2.79m x 1.65m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, inset drainer-sink unit with mixer tap, integrated washing machine and separate tumble dryer, heated towel rail, part tiled walls, wood laminate flooring, double glazed window to rear aspect with views down the garden.

OPTIONAL BEDROOM/ PLAYROOM/ STUDY

12'3 x 8'9 (3.73m x 2.67m)

Radiator, down lights, built in cupboard housing the water tank, dual aspect with double glazed windows to side and front aspects.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, extractor for ventilation, wood laminate flooring.

FIRST FLOOR LANDING

Spacious with inset spotlights, loft hatch, radiator, doors to:

BEDROOM

13' x 8'9 (3.96m x 2.67m)

Wood laminate flooring, high ceiling with spotlights, radiator, double glazed window to rear aspect with views onto the garden and far reaching views over fields beyond, door to:

LUXURIOUS EN-SUITE

Large walk-in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, wood laminate flooring, double glazed frosted glass window to front aspect.

BEDROOM

14'8 x 9'2 (4.47m x 2.79m)

Wood laminate flooring, high ceilings with inset spotlights, radiator, double glazed window to rear aspect with lovely views down the garden and open open fields beyond.

BEDROOM

13'7 x 9' (4.14m x 2.74m)

Wood laminate flooring, inset spotlights, high ceilings, radiator, alcove providing an ideal space to create a built in wardrobe, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, large shower enclosure with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, twin wash hand basin's with mixer taps, part tiled walls, heated towel rail, extractor for ventilation, down lights, double glazed window with frosted glass to rear aspect.

OUTSIDE - FRONT

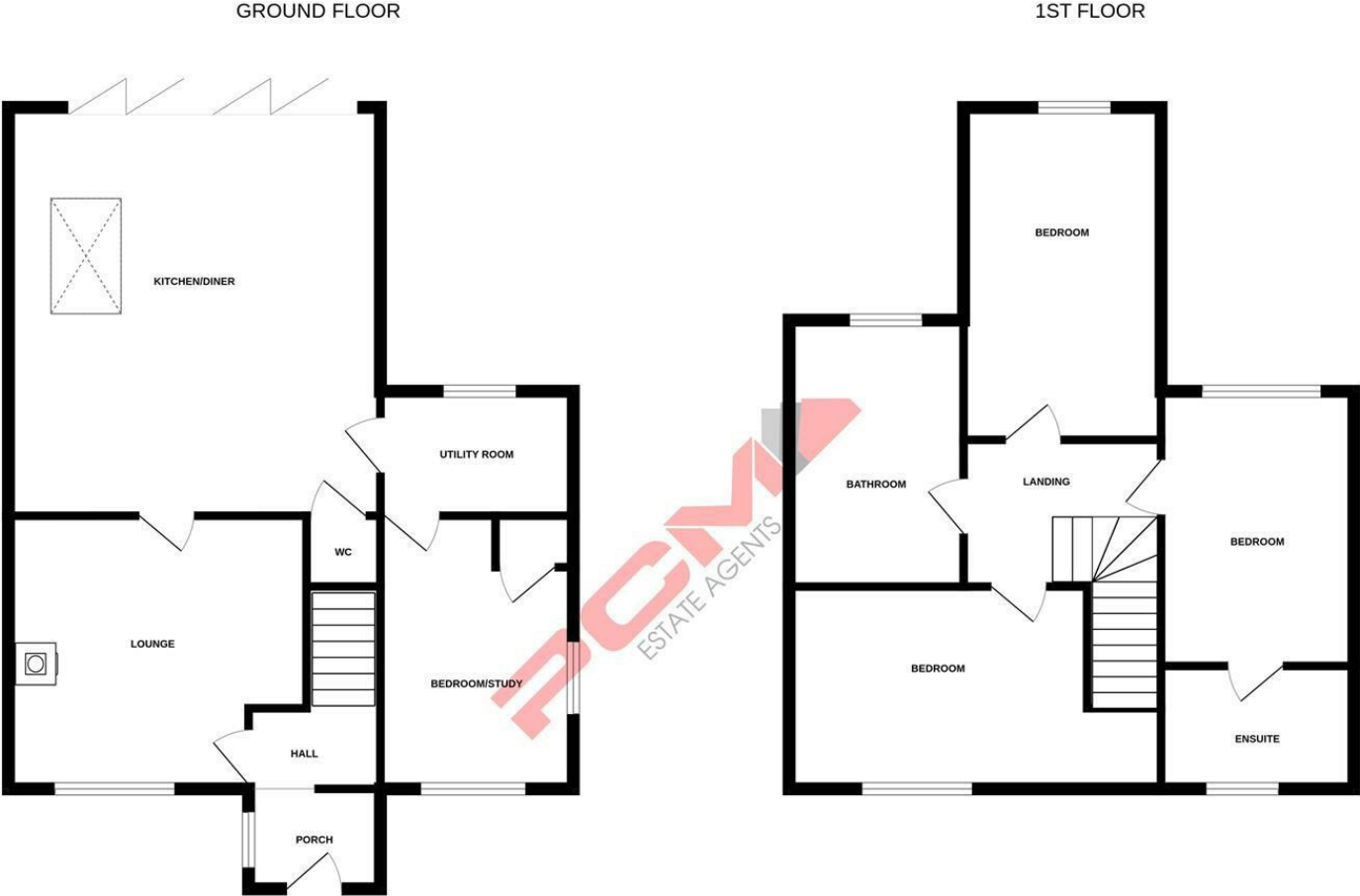
A substantial block paved drive providing off road parking for multiple vehicles.

REAR GARDEN

Family friendly and relatively level, laid to lawn with a stone patio abutting the property and wrapping around the side elevation, further decked patio area, outside lighting, fenced boundaries, open three bar fencing to the rear allowing for lovely views onto the neighbouring fields.

Council Tax Band: D





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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		