

Blue Earth, 21 North Trade Road, Battle, TN33 0HS
Offers In Excess Of £695,000 Freehold

Set back behind its own driveway, this detached home with three double bedrooms sits in a quarter of an acre of level lawn, mature trees and private patios, offering rare privacy within an easy walk of Battle. Step through the extended porch, with its utility room and downstairs WC, into a dual-aspect entrance hall that sets the tone for the light found throughout. The open-plan kitchen and dining room is the heart of the house, with a central island, a relaxed seating area and a wraparound conservatory framing the garden. Beyond sits a triple-aspect sitting room with side access to the patio and courtyard, so indoor and outdoor living flow together, with a separate living room just off the hall. Outside, a wide patio terrace sweeps around the garage into a private courtyard, perfect for entertaining or simply enjoying the seclusion. Upstairs, a wraparound landing makes a peaceful spot to work from home, leading to three double bedrooms with fitted wardrobes and a family bathroom. The principal bedroom has its own ensuite and a striking floor-to-near-ceiling window framing lovely garden views. Parking for several cars and a single garage add everyday ease. There is scope to reconfigure, extend or add an annexe, subject to consents, so this is a home that can grow with its next owner. Battle and Langton Primary, the independent Battle Abbey School and Claverham Community College are all within an easy walk, as are the high street, well-regarded GP and dental surgeries, the mainline station and the area's most loved country walks.








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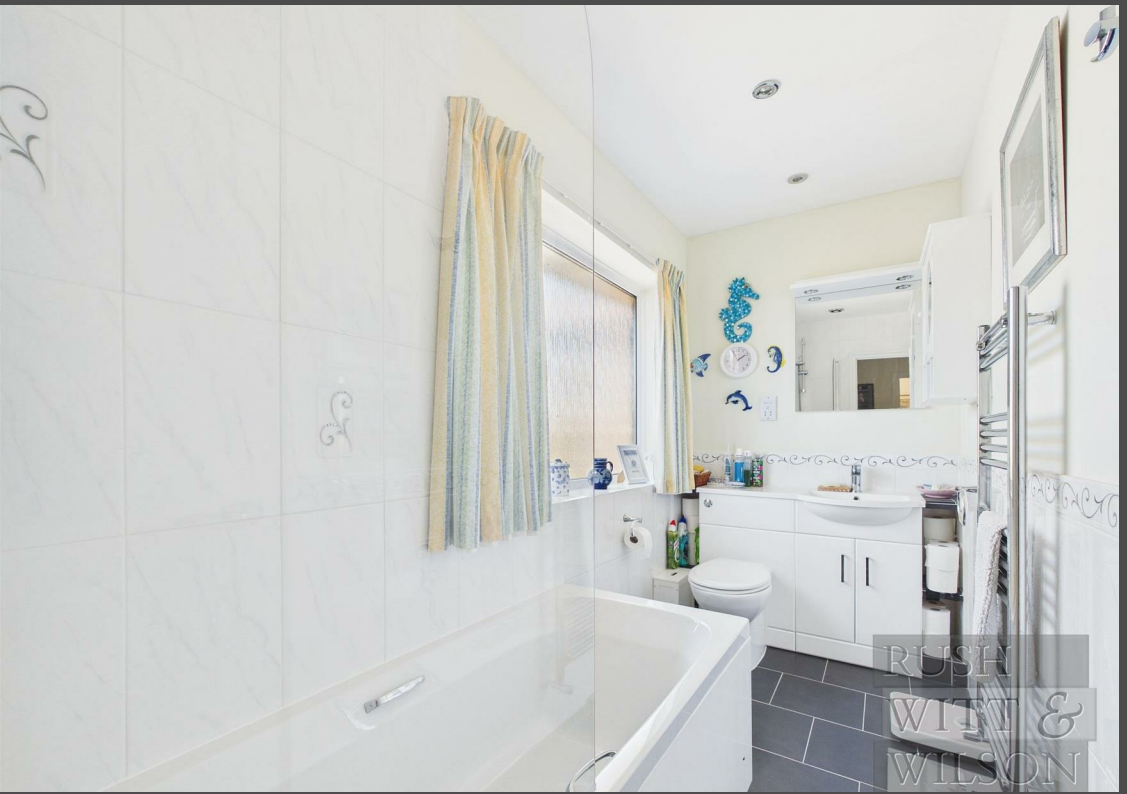

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

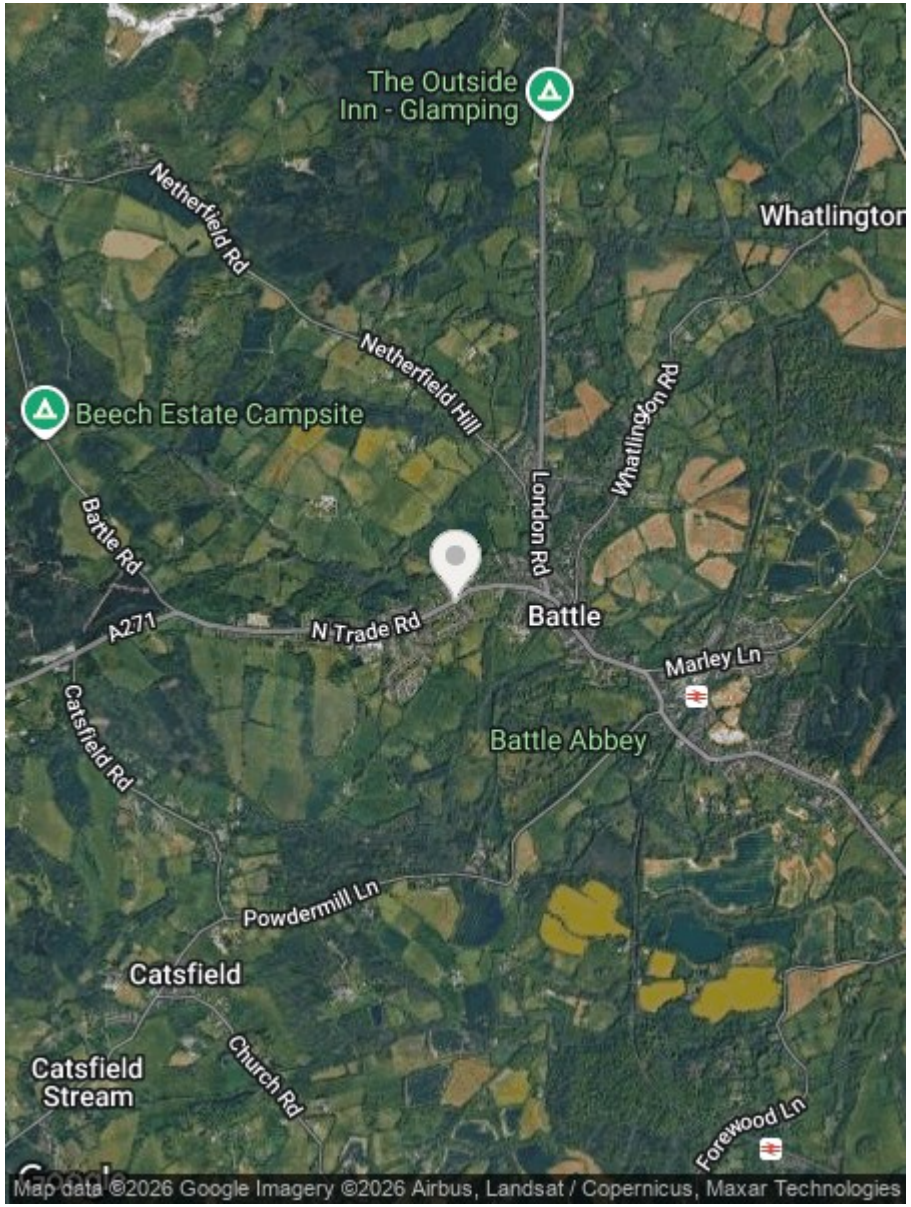
152.4 m²

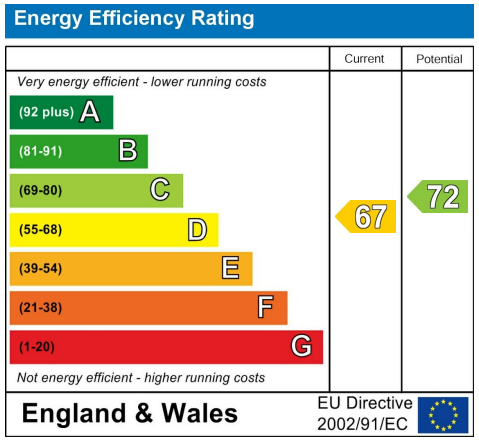
1640 ft²

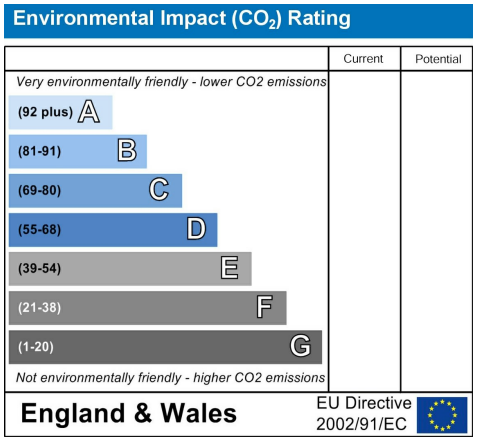
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - F

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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