



# 44 Bowmans Drive

Battle, East Sussex, TN33 0LU

Batcheller  
Monkhouse

Our Corner of England

# 44 BOWMANS DRIVE

An imposing and well-presented detached house of 2,193 sq ft, situated at the far end of this popular cul-de-sac with footpath access to Battle town centre, together with a beautiful 0.25 of an acre garden.

## Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Kitchen/ Dining Room
- Snug
- Conservatory

## First Floor

- Principal Bedroom with en suite Shower Room
- Four further Bedrooms
- Family Bathroom

## Outside

- Double Garage
- Parking for several cars
- Beautiful Garden of 0.25 of an acre



## DESCRIPTION

44 Bowmans Drive is an imposing and attractive detached house at the end of this very popular residential cul-de-sac, with this particular property offering easy access to a convenient footpath leading into the centre of Battle. The accommodation is arranged over two floors and is extremely well presented.

Perhaps one of the main features is the beautifully maintained and unusually large garden to the rear, which features a 'hidden' extra section of garden.

The elevations are brick and part tile hung beneath a tiled roof. There is sealed unit double glazing and gas fired central heating.

The main features of the property include:

- The **front door** opens into the **entrance hall** with high quality Karndean wood-effect flooring, coats cupboards and under stairs cupboard. **Cloakroom** with WC, wash basin.
- A panelled glazed door opens to the **sitting room**, a nicely proportioned room with stone fireplace with gas coal-effect fire and patio doors opening out onto the expansive terrace to the rear of the house.
- A wide opening leads through to the **snug**, a cosy and flexible space that could be used for a variety of purposes and which features double doors leading through to the spacious **conservatory**. This really is a much used part of the house and offers lovely views over the gardens. There is electric under floor heating and two sets of glazed double patio doors leading out to the two areas of terrace.
- The **kitchen/dining room** is another undoubted feature, made by Schüller and comprises an excellent range of high gloss white wall and base units with quality wood finish worktops incorporating a 1½ bowl stainless steel sink unit with mixer taps; integrated Bosch dishwasher; Bosch washing machine; AEG oven and gas hob with overhead extractor; Bosch fridge/freezer. The floor throughout the kitchen/dining area is co-ordinating Karndean wood-effect and the dining area offers an additional range of fitted wall and base units with a useful worktop and a fitted bench seat with storage below. Glazed door to the side of the house.
- The useful **study** is situated to the front of the house with a range of fitted bookshelves and desk.
- The **first floor landing** has a linen cupboard and hatch access to the loft.



- The **principal bedroom** is a comfortable double bedroom with a good range of fitted wardrobes, views over the conservatory and rear garden beyond. Opening through to the very smart **en suite shower room** with a glazed and tiled shower cubicle, WC and wash basin in vanity unit, tiled floor and part tiled walls, heated towel rail.
- **Bedroom 2** is another generous double bedroom with a range of built-in wardrobes, storage and bedside tables, and enjoys views over the garden and beyond.
- **Bedroom 3** also has a built-in wardrobe cupboard. **Bedroom 4** is currently arranged as a single bedroom with fitted wardrobe cupboard. **Bedroom 5** is used at present as a craft studio.
- The **family bathroom** features a panelled bath with mixer taps and separate overhead shower. There is a wash basin in a vanity unit with storage below, WC, heated towel rail, tiled walls and floor.

## OUTSIDE

The front garden has a range of shrubs and plants and a paved path that leads to the house and a driveway to the **double garage**, also providing parking for several cars.

The garden to the rear has two distinct and well established sections. That within the wooden fence was professionally landscaped and planted for the present vendors to provide seating areas, lawns, borders, vegetable section, **greenhouse** and **garden shed**. This area contains a selection of specimen trees and shrubs including a red grape vine, camellias, heavenly bamboo, strawberry trees, viburnum, birch, hebe, cornus, Red Windsor apple, clematis, rambling and climbing roses. Rhubarb, strawberries and blueberries are found in raised beds.

Outside the fence is a terraced 'wild garden' and in addition there is varied ground cover planting that provides colour and texture throughout the year plus fruiting currants, red gooseberries, raspberries, sloes and cherries.

In all about 0.25 of an acre.

## AMENITIES

**Local:** Bowmans Drive is a residential cul-de-sac 1 mile from the centre of the historic town of Battle, with its good range of shops, supermarket, cafés, public houses, restaurants and leisure activities.

**Towns:** For more comprehensive amenities and shops, Hastings town centre is some 7 miles, Bexhill-on-Sea and Tunbridge Wells about 9 and 22 miles respectively.

**Transport:** Battle station is about 1.7 miles on the London Bridge/Charing Cross line. Bexhill and Hastings stations on the Brighton to Ashford line with links to London and Gatwick Airport. The A21 leads to the M25 and onward motorway network.

**Schools:** Battle & Langton Primary School, Claverham Community College and Battle Abbey School at Battle; Claremont at St Leonards and Bodiam; Vinehall at Robertsbridge; Marlborough House and St Ronan's at Hawkhurst.

**Leisure:** Local footpaths and bridleways, a wide range of leisure events throughout the year in and around Battle. The coast, sailing and sports clubs, theatres and cinema at Hastings and Bexhill; Bateman's, Bodiam Castle (National Trust); golf at Beauport Park and Sedlescombe Golf and Country Club; Bannatynes and Crowhurst Park Leisure Centres.

**Healthcare:** GP and dental surgeries in Battle. Conquest Hospital, Hastings.



## DIRECTIONS

From the roundabout at the top of Battle High Street take the A2100 towards Robertsbridge. After 0.4 of a mile turn right into Virgins Lane. After 0.1 of a mile turn right into Bowmans Drive, continue to the end of the cul-de-sac and number 44 will be found on the right hand side.

**What3Words:** ///otter.pegs.twists.

### Additional Information

**Local Authority:** Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

**Services (not checked or tested):** Mains water, electricity, drainage and gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX204867

**EPC:** EPC rating C **Council Tax:** Band F



**GUIDE PRICE £700,000 - £750,000**

### Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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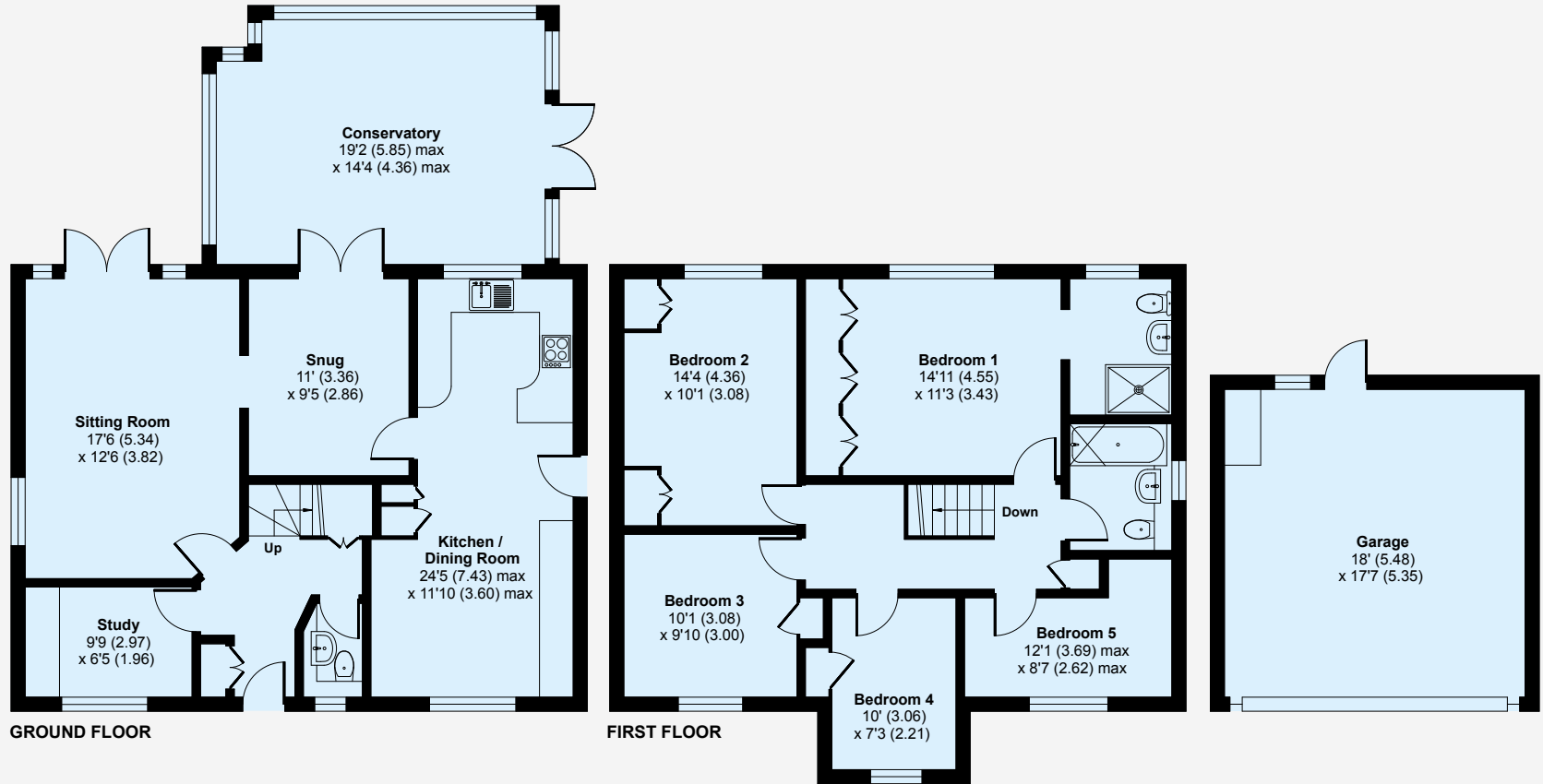
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Approximate Area = 1878 sq ft / 174.4 sq m

Garage = 315 sq ft / 29.3 sq m

Total = 2193 sq ft / 203.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Batcheller Monkhouse. REF: 1125695

