



Old Court House

Mount Street, Battle, East Sussex, TN33 0ER

Batcheller
Monkhouse

Our Corner of England

OLD COURT HOUSE

An exceptional and most prestigious Grade II Listed period house, immaculately presented and situated in the best location in Battle, only a few minutes' walk to the High Street, together with a guest annexe, Alitex greenhouse, outside office, double garage and the most beautiful walled garden.

Ground Floor

- Entrance Hall
- Cloakroom
- Drawing Room
- Library
- Snug
- Wonderful Kitchen/Dining/Family Room
- Extensive Cellarage with Utility Area

First Floor

- Landing
- Principal Bedroom with en suite Bathroom and Dressing Room/Bedroom 7
- Two further Bedrooms
- Family Bathroom
- Laundry Room

Second Floor

- Three further Bedrooms
- Family Bathroom

Guest Annexe

- Bed/Sitting Room
- Kitchenette
- Bathroom

Outside

- Double Garage
- Alitex Greenhouse 10m x 2.6m
- Outside Office
- Beautiful south and west facing wall-enclosed Garden



DESCRIPTION

Old Court House is an exceptional and most prestigious Grade II Listed period house which, during recent years, has been the subject of considerable expenditure and now forms a beautifully presented and well-appointed home.

The interior has dentil cornicing, dado rails and some exposed timbering and handsome wood doors. The elevations are brick, part weatherboard to one side, beneath a tiled and lead roof.

There is mains gas-fired central heating with a Viessman boiler installed in 2020. The interior has been redecorated with Farrow & Ball/Mylands paints throughout.

The main features are:

- The fine **entrance porch** has Doric columns and front door to **entrance hall** with engineered oak floor and half-panelled **cloakroom** also with engineered oak floor, with basin and WC. Door down to the extensive **cellarage** and useful **utility area** with sink unit.
- The well-proportioned **drawing room** has an inglenook fireplace, currently fitted with a gas fire, bookshelves with cupboard beneath, door to covered west-facing loggia and also double doors with side windows to the brick terraced Mediterranean garden and having the benefit of an electrically operated sunshade blind.
- The **library** has a fireplace with white-painted surround and marble inset, corner cupboard, extensive range of fitted bookshelves, door to the south-facing terrace and Mediterranean garden.
- The **snug** has a corner cupboard and door to the side **porch** housing the Viessman wall-mounted central heating boiler, and having doors to the front and rear gardens.
- The wonderful **kitchen/dining/family room** is beautifully appointed with bespoke kitchen units and comprising 1½ bowl glazed sink, working surfaces with full range of cupboards and drawers, wall cupboards above, cream four-oven gas Aga, together with integrated Miele oven, hob and dishwasher. Stone floor, door to the covered **loggia** and brick west-facing terrace.
- The dining/family area benefits from a part vaulted ceiling, overlooks the garden and also has double doors onto the terrace.
- The **first floor** is approached by a period staircase to the **landing** which has a half-tiled walk-in cupboard with a basin and plumbing for both a washing machine and dryer.



- The **principal suite** comprises **bedroom 1** featuring a wide south-facing window and leading through to a newly appointed (2021) **bathroom** with marble floor, walk-in shower, basin inset into marble top with cupboards beneath, WC, shelved storage cupboard to full height, mirror-fronted medicine cabinet.
- Doors to the **dressing room/bedroom 7** with views over the rear garden and two extensive ranges of fitted wardrobe cupboards, some having sliding drawers and others shelving for shoes.
- The double aspect **bedroom 2** has a period fireplace with ducks' nest grate and **bedroom 3** is currently fitted as a study and has bookshelves and a corner cupboard.
- The **shower room** was updated in 2022 and has a marble floor, walk-in shower, basin and WC.
- The **second floor** is approached via an easy rising staircase to a spacious **landing** with walk-in shelved storage area for linen.
- **Bedroom 4** is double aspect and has a double wardrobe cupboard and eaves cupboard. **Bedroom 5** has a fireplace and wardrobe cupboard. **Bedroom 6** faces south and west with views over rooftops to Battle Abbey and has a cupboard housing a chest of drawers and further storage/eaves cupboards.
- The **bathroom** has also been updated with bath, basin and WC.

GUEST ANNEXE

This was created in 2005 and is separate from the house, being above the double garage.

The accommodation comprises **bed/sitting room, kitchenette** and **bathroom**. There are sealed unit double glazed windows with folding interior shutters.

Beneath is the **double garage 20' x 17'3** which has an electrically operated up and over door, and integral **utility area** for the annexe with gas-fired central heating and plumbing for washing machine.

THE GARDENS

A wrought iron entrance gate and three steps lead to the small paved front garden with brick retaining wall and hedge of evergreen laurustinus. There is an old magnolia tree and climbing roses to the front elevation.

The wonderful wall-enclosed rear garden has been thoughtfully landscaped with, to the south, a very pretty sheltered brick courtyard with circular fishpond with fountain, arbour with climbing plants, wisteria and other shrubs.

On the west side, there is a **loggia** attached to the house with a brick terrace and steps leading up to a paved area and further steps up to the main area of lawn where there are flower and shrub borders, including azaleas, rhododendrons, roses, red acer and a fig tree.

Detached outside **office** with power and light connected.

Top of the range automatic **Alitex greenhouse 10m x 2.6m** painted in sage green with traditional hand made brick to quarter height, with antique French pavers and having electricity and water connected.

In all about 0.2 of an acre.





AMENITIES

Local: Old Court House is situated in popular Mount Street, being the best location in Battle, only a few minutes' walk to the High Street with a wide range of independent shops, supermarket, cafés and other amenities.

Towns: The coastal towns of Hastings (about 8 miles) and Bexhill-on-Sea (some 9 miles); Tunbridge Wells is some 22 miles via the A21, also with a regular train service from Battle.

Transport: Battle station (0.9 of a mile) on the London Bridge/Charing Cross line. Bexhill station (9 miles) on the Brighton to Ashford International line with links to Gatwick and London Victoria. The A21 leading to the M25 and onward motorway network is easily accessible from Battle.

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

Leisure: Battle has a wide range of events and activities throughout the year; Battle Abbey (English Heritage); Bateman's and Bodiam Castle (National Trust); golf at Sedlescombe Golf Club and Beauport Golf Club; leisure centres at Beauport (Bannatynes) and Crowhurst Park. Theatres, cinema and art gallery at Hastings. Art and music at the De La Warr Pavilion, Bexhill.

Healthcare: GP and dental surgeries in Battle; Conquest Hospital, Hastings and Eastbourne District General Hospital

DIRECTIONS

From the centre of Battle proceed into Mount Street and after 0.1 of a mile Old Court House will be found on the left. **What3Words:**///then.smiling.fruits

Additional Information

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

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

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX30237

EPC: EPC - Exempt **Council Tax:** Band G

GUIDE PRICE £1,250,000 - £1,400,000

Viewings

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



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Old Court House, Mount Street, Battle, East Sussex TN33 0ER

APPROX. GROSS INTERNAL FLOOR AREA 4129 SQFT / 383.5 SQM
(Includes Annexe)



Copyright nichecom.co.uk 2008 Produced for Batcheller Thacker REF : 08-25474

