



Marwin Farmhouse

Marley Lane, Battle, East Sussex, TN33 0RE

Batcheller
Monkhouse

Our Corner of England

MARWIN FARMHOUSE

A spacious five bedroom rural family home and gardens. Designed by a local architect, the 3,016ft² south-facing home lies between Petley Wood and Battle Great Woods in an Area of Outstanding Natural Beauty and is set back from the road with private mature gardens, ponds and grounds - in all about 1.85 acres (marked Lot 1 on map).

There is an option to purchase six loose boxes, a selection of farm buildings, orchard area, and two pasture fields, totalling 6.5 acres (marked Lot 2 on map).

Ground Floor

- Entrance Hall
- Reception Hall
- Sitting Room
- Family Room / Snug
- Dining Room
- Study
- Garden Room
- Kitchen/Breakfast Room
- Utility Room
- Larder
- Two Cloakrooms
- Understairs Storage
- Attached Double Garage

First Floor

- Five Double Bedrooms
- Two Bathrooms, one with separate Shower
- Landing with built-in Storage
- Storage Loft

Outside

- Detached Double Garage with Greenhouse to rear
- Timber Single Garage
- Timber Garden Shed
- Small Paddock and Shelter
- In all about 1.85 acres



DESCRIPTION

Marwin Farm has been the much-loved home for one family since its construction in 1981. Designed for the sun, the property provides light and spacious accommodation with good ceiling heights and many double aspect rooms.

The elevations are brick with tile hanging beneath a pitch tiled roof, with sealed unit double glazing throughout. New double glazed five point locking patio doors were installed in 2021.

The main features of the property include:

- Glazed front door to the **entrance hall** with coat hooks, **cloakroom** with WC and washbasin, feature circular window to the front. Further glazed door to the **reception hall** with wood strip flooring and a useful spacious understairs storage cupboard.
- The well-proportioned **sitting room** has two sets of glazed doors opening onto the garden patio, an open brick fireplace with a log store to the side, built-in shelving, TV aerial and wall lighting. Further glazed doors lead to the **garden room** which has access to water and power, brick flooring, and doors to the front and side patios.
- The **family room/snug** has a brick fireplace fitted with a woodburning stove, and glazed doors lead to the west facing patio for the afternoon/evening sun. There are wall lights and TV aerial.
- The **dining room** has a lovely outlook over the garden, wall lighting, direct access from the kitchen, hall and sitting room, and glazed doors to the garden patio.
- The private **study** overlooks the driveway and has space for bookshelves and cupboards. There are telephone and ethernet points.
- The double aspect **kitchen/breakfast room** has a twin stainless steel sink unit with drainer to the side inset into original tiled work surfaces with pine cupboards and drawers beneath; dishwasher; four-ring induction hob; range of eye-level units and oil-fired Aga. Double oven and grill with cupboards above and below. TV and phone points. The breakfast area has a bench seat and matching tiled table. Recess for fridge/freezer with surrounding cupboards. Access to the dining and utility rooms, glazed doors to the garden patio.



- The good sized **utility room** is fitted with a stainless steel sink unit inset into a tiled work surface with cupboards beneath together with eye-level cupboards; there is space and plumbing for a washing machine.
- Door to a good-sized north-facing walk-in **larder** with slate worktop, shelving, further work surfaces with cupboards and drawers beneath, electricity points, and a feature circular window to the front.
- The **inner lobby** has a door leading outside. **Gardener's cloakroom** with WC and wash basin. The **double garage** is accessed from the inner lobby and has a remotely operated and insulated sectional electric garage door. Space and shelving for a workbench and tools, chest freezer and vented tumble dryer. Storage cupboards and space for an upright freezer to the side. A pedestrian door gives access to a brick enclosed courtyard for bin storage and external oil central heating boiler.
- A staircase with curved half landing rises to the **first floor**, where the spacious **landing** has a range of built-in storage cupboards, a seat and loft access. The easy to access **loft** with built-in ladder is fully insulated and boarded for storage.
- **Bedroom 1** is double aspect and enjoys the morning sunrise. There are views over the garden, wider property and Battle Great Wood; fitted wardrobe cupboards and large bathroom opposite. Wall lights and TV point.
- There are **four further double bedrooms**, all of which enjoy an attractive outlook. Bedrooms 2 and 5 have wash basins and bedrooms 2,3 and 4 have built-in wardrobe cupboards. All have TV points.
- **Bathroom 1** has a white suite providing a tile-enclosed bath with mixer taps, wash basin inset into the vanity unit, WC, heated towel rail and airing cupboard housing the hot water cylinder.
- **Bathroom 2** also has a white suite with tile-enclosed bath with mixer taps, tiled shower cubicle, WC, pedestal wash basin and heated towel rail.



OUTSIDE

Marwin Farm has two separate entrances from Marley Lane, both of which lead to the front of the house onto a tarmac driveway with a parking/turning area and access to the integral **double garage**.

At a slight remove is an additional brick and tile **double garage** with electric up and over door to the front and light and power connected. At the rear of this garage is a **greenhouse**, having water and power connected, and a grapevine.

The mature gardens were established by a lifelong gardener. They surround the house and create privacy for the property. Principally laid to lawn, with a number of established trees and shrubs including catalpa, rhododendrons, wisteria, magnolia and a selection of mature fruit trees, specimen trees/plants, walnut tree and roses. Spring bulbs add interest throughout the year. A south-facing patio runs along the length of the house, and a west-facing patio and seating area enjoy the evening sun.

A mature hedgerow divides the garden from an attractive walkway with a wildlife pond and ornamental pond at each end. Discreetly situated at a lower level is a former vegetable garden with a polytunnel and greenhouse frame, water is connected. Below this there is a wildlife meadow which includes wild orchids. There is a good sized timber **garden shed** 11'6 x 9'8 with a log store to the side. An additional timber **single garage** 24'2 x 10' sits to the east of the house. Adjoining the garden is a small **paddock** of 0.6 of an acre with a **field shelter**.

Garden and grounds - in all about 1.85 acres.





GUIDE PRICE £850,000 - £900,000

Viewings

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

AMENITIES

Local: Marwin Farm is situated in Marley Lane, about 1.9 miles from the town centre. Battle benefits from a range of largely independent shops, a supermarket, doctors, dentists and several public houses, cafés and restaurants. Blackbrooks Garden Centre is 1 mile, with café, greengrocer and butcher shops.

Towns: For more comprehensive amenities and shops, Hastings is about 7 miles, whilst the larger town of Eastbourne is some 16 miles. Tunbridge Wells is about 23 miles, and there is a regular train service from Battle station.

Transport: Battle mainline station (2 miles) on the London Bridge/Charing Cross line. The A21 (0.5 of a mile) gives access to the M25 and onward motorway network.

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

Leisure: Marwin Farm is close to a network of footpaths and bridlepaths including the 1066 Country Walk which passes down through the Great Woods in Marley Lane. About 350 yards to the east is the Petley Wood Equestrian Centre which holds regular events and is available for hire. Battle has a thriving community with many popular events taking place throughout the year. There is a leisure centre at Crowhurst Park; golf at Sedlescombe and Beauport Park. National Trust properties nearby include Bateman's and Bodiam Castle. The coast, White Rock Theatre, cinema, art gallery and Hastings Country Park at Hastings; art and music at the De La Warr Pavilion in Bexhill.

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

DIRECTIONS

From the centre of Battle continue down the High Street, passing the Abbey on the right, and at the first mini roundabout by the Chequers public house turn left into Marley Lane. Continue for 1.6 miles and the entrance drive to Marwin Farm will be found on the left hand side.

What3Words: ///eyeliner.keen.arose.

Additional Information

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

Services (not checked or tested): Mains water and electricity. Private drainage. Oil-fired central heating.

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

Tenure: Freehold. Land Registry Title Number ESX44855 and part of ESX259220

EPC: EPC rating D **Council Tax:** Band G

NB: There is a vehicular right of way over the northerly driveway along with an area for parking for 4 Felonfield Cottage (shown as the shaded area on Lot 2 on the land plan). There is also a historical path which allows 1, 2, 3 and 4 Felonfield Cottages pedestrian access to Battle Great Wood.



NOTE:

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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.

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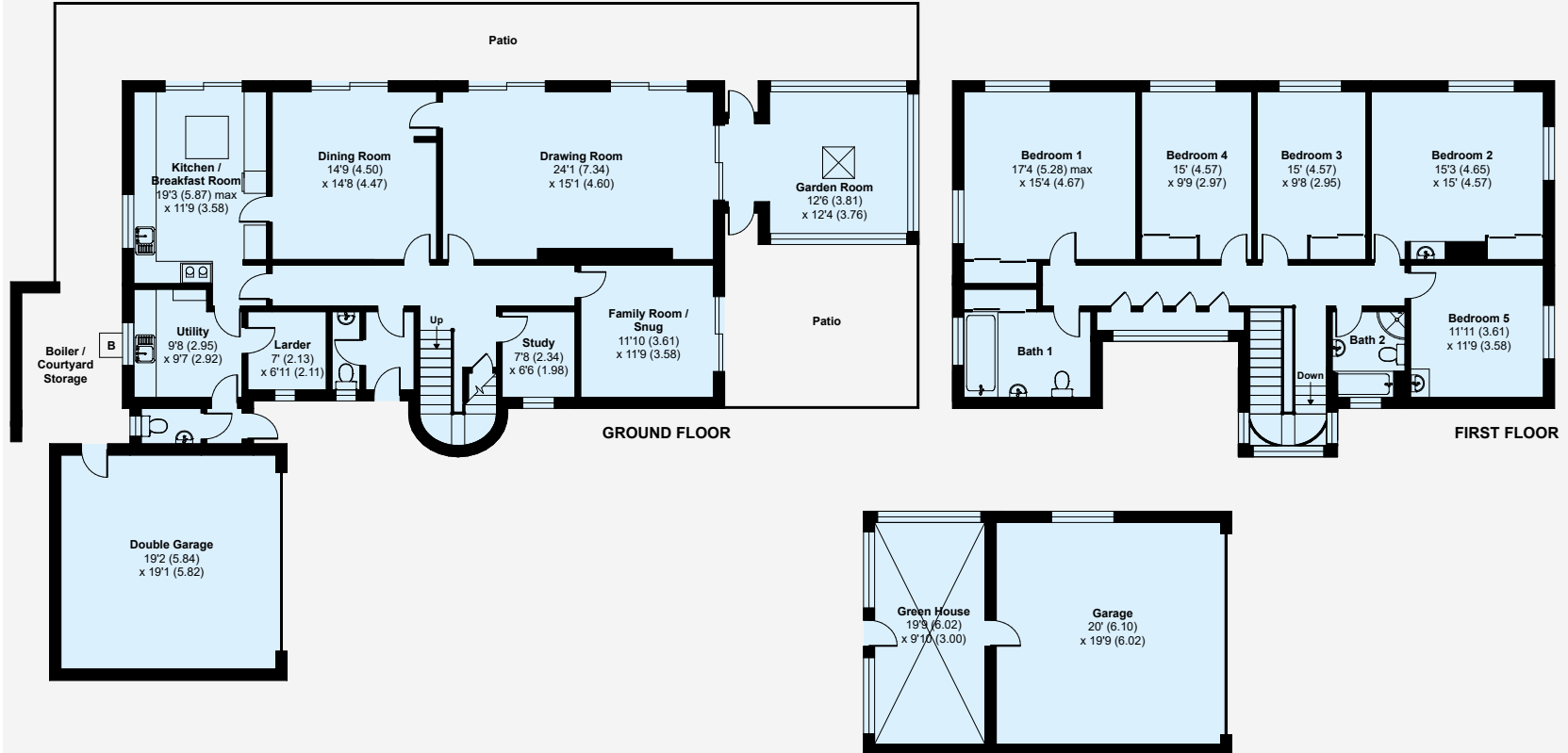
Approximate Area = 3016 sq ft / 280.2 sq m

Garage / Sun Room = 611 sq ft / 56.8 sq m

Garage = 367 sq ft / 34.1 sq m

Total = 3994 sq ft / 371 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: 1132075

