



Marwin Farm

Marley Lane, Battle, East Sussex, TN33 0RE

Batcheller
Monkhouse

Our Corner of England

MARWIN FARM

A spacious five bedroom family home and equestrian property. 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. Additional amenities include two double garages, a greenhouse, a garden shed, and a single garage. Stabling for up to six horses, selection of farm buildings, orchard area, and 3 pasture fields - in all about 8.36 acres. The Toll Rides Off-Road Trust (TROT) provide a purchasable permit allowing access to wonderful hacking in Battle Great Wood and a number of Forestry England locations.

Ground Floor

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

First Floor

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

Outside

- Detached Double Garage with Greenhouse to rear
- Timber Single Garage
- Timber Garden Shed
- Stabling for 6 horses, 3 additional farm buildings
- Three Pasture Fields of 6.3 acres, with shelters and water access
- Gardens and Grounds in all about 8.36 acres



DESCRIPTION

Marwin Farm can be accessed via two separate driveways and 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.

OUTBUILDINGS AND PASTURE

Located at the top of the driveway is a small orchard with a range of fruit trees and berries. There is a collection of **outbuildings** comprising: a **stable block** of block construction with **three loose boxes** measuring 12'5 x 10'2, 10'8 x 8.2 and 12'3 x 10'2 with water supply. Two separate timber **loose boxes** of 11'5 x 8'5 and 11'7 x 8'6.

Additional **outbuilding** of block construction with one **pony box** 8'6 x 8'2 with **feedstore/tackroom** to the side.

Timber **tractor barn** with double doors on block plinth 29' x 19'4, **Nissen hut** 35'8 x 16'4. Block and timber **storage/garage** approx 15'4 x 18'3 with two up and over doors. There is no longer a mains power supply to the stables and barns.

Three pasture fields lie on a gentle southerly slope alongside Petley Wood with wonderful views, extending to 6.3 acres. The top two fields share an open-fronted **double field shelter** 23'3 x 11'6. The lower field also has a shelter. All have access to water.

The entrance to Marwin Farm is directly opposite a footpath into Battle Great Wood.

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.

In all about 8.36 acres.

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: ///eyliner.keen.rose.

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. There is also a historical path which allows 1, 2, 3 and 4 Felonfield Cottages pedestrian access to Battle Great Wood.

Viewings

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

GUIDE PRICE: £1,100,000 - £1,200,000







NOTE:

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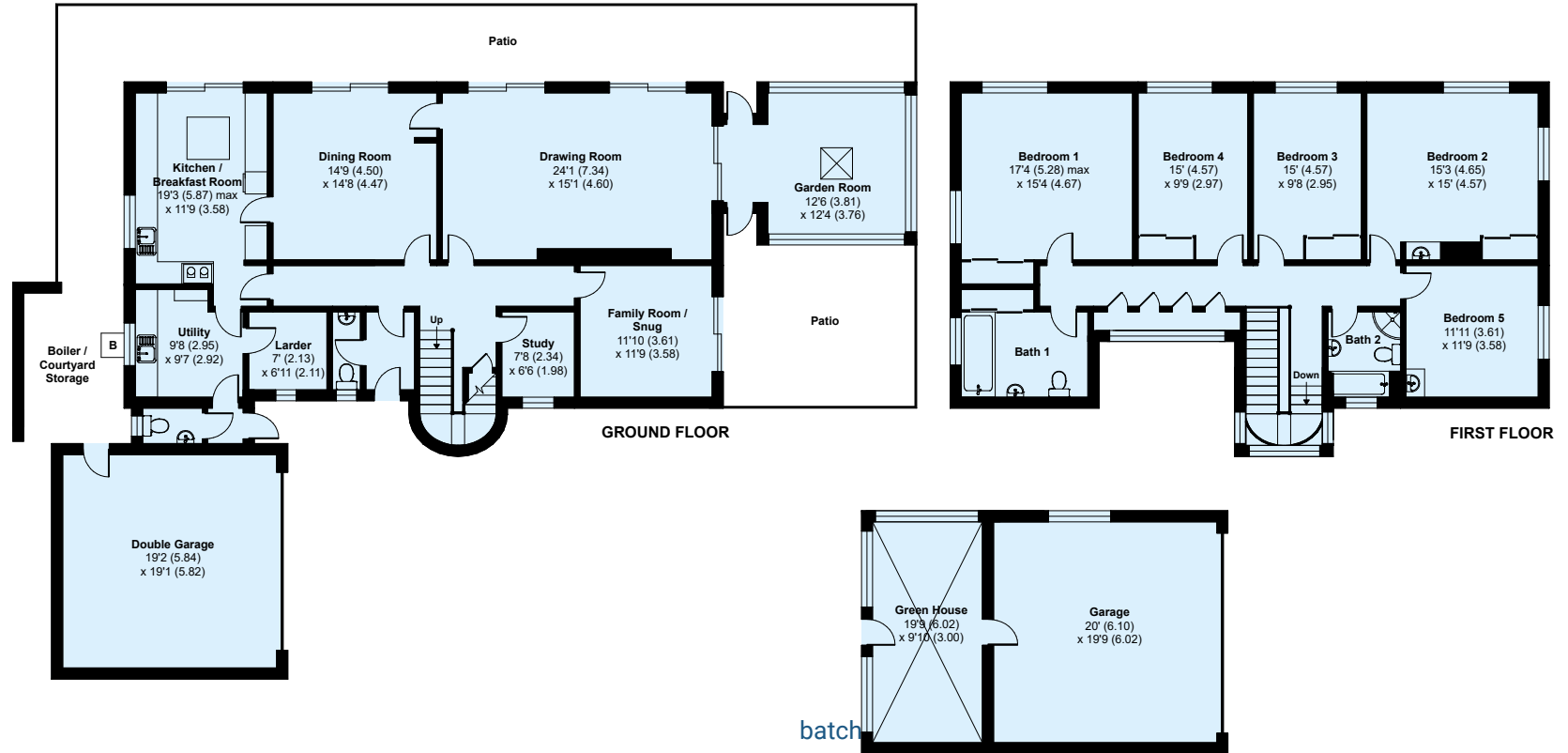
Approximate Area = 3016 sq ft / 280.2 sq m

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). © n1che.com 2024. Produced for Batcheller Monkhouse. REF: 1132075



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