Abbott & Abbott

*Estate Agents, Valuers and Lettings*



# The Oast Henley Down, Battle, TN33 9BN

## £1,250 Per Month

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Nestled in the heart of the sought-after village of Catsfield, Cobbnut Cottage offers a rare opportunity to rent a charming one-bedroom home in an idyllic rural setting. Set within the grounds of The Oast, the property enjoys a peaceful countryside location while still being within easy reach of Battle and other local amenities.

Perfect for a single occupant or a couple looking for a quiet escape, the cottage combines character and comfort with a cosy, welcoming feel throughout. The location is undoubtedly the main highlight—offering beautiful surroundings, scenic walks, and a real sense of countryside living, all just a short drive from major routes and transport links.

This is a unique and rarely available home that delivers tranquillity and charm in equal measure.

**PLEASE NOTE - these photos were taken before the current tenant moved in**

- Peaceful countryside location in desirable Catsfield village
- Cosy and characterful accommodation throughout
- Easy access to Battle, Bexhill, and surrounding areas
- Perfect for single person or couples seeking a rural retreat
- The security deposit required for this property £1,442.30
- One double bedroom with bright, pleasant outlook
- Off-road parking included
- Living space ideal for quiet living or working from home
- The holding deposit required for this property is £288.46
- An annual income of £37,500 is required to pass references for this property.







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