



Minstrels Netherfield Hill,  
Battle,  
East Sussex,  
TN33 0LH



# Minstrels Netherfield Hill

A beautifully re-modelled five bedroom detached property with a completely self-contained one bedroom annex set on the rural outskirts of Battle and enjoying a southerly aspect with direct views over an open field.

## Features

DETACHED HOUSE

5 BEDROOMS

GAS CENTRAL HEATING

STUNNING VIEWS

SELF CONTAINED ANNEX

2 EN-SUITES

DOUBLE GLAZING

COUNCIL TAX BAND F

## Description

Viewing is essential to appreciate this beautifully designed house that has been extensively renovated, extended and remodelled and now boasts an exceptional specification.

Entering via an impressive double-height vaulted reception hall opening onto a galleried landing, the ground floor of the house flows in either direction with engineered oak herringbone parquet flooring throughout. A sitting room with real flame gas fire leads to the heart of the house – an extensive and luxurious open-plan kitchen and living space, arranged around a centre island with wide-stave walnut countertops and top of the range appliances. The kitchen opens into the main living/dining area with triple-aspect large bifold doors leading directly out to a raised decked area with stunning views over the adjoining farmers field to the countryside beyond. The ground floor also provides for a large accessible en-suite bedroom, also with beautiful views. The decoration is minimalist in a neutral palette with brass accents, easily allowing for individual tastes to be added. The clean & modern look has been balanced with practicality and a side entrance provides outside access from the lawn and kitchen garden to a utility/boot room.

The first floor boasts a master suite that spans the rear of the property with large bedroom, dressing room and en-suite bathroom, including a free-standing bath to take advantage of the privacy and countryside views. Another double bedroom and separate shower room are accessed from the gallery landing, with a further large versatile room that can be used as a bedroom, studio, gym or workspace. In addition to the principle accommodation is a completely self-contained one bedroom annex with private entrance that is also beautifully finished, with its own private deck and lawn. There is the option to connect the annex to the main house by the simple installation of an interior door, already prepared for during the renovations. The property has been designed with energy saving and low maintenance in mind with cedar clad elevations and aluminium double glazed windows. There is a highly-efficient gas fired central heating and hot water cylinder system, with Honeywell Evohome technology allowing for the remote smart app control of the heating in every room of the house. High-efficiency insulation and LED downlights have also been installed throughout.

Situated at the top of Netherfield Hill with a rear southerly aspect there is extensive parking and a level area of secure lawned garden, ideal for children and pets that offers privacy and seclusion. Also a large kitchen-garden area with raised vegetable beds for those wishing to grow their own produce. Located on the outskirts of Battle, the property is just over 1-mile from the town centre and within easy reach of the mainline station with direct services to London. Viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout into London Road (A2100). Proceed down and take the first turning left into Netherfield Road which leads into Netherfield Hill, and proceed along for approximately 1 mile where the property will be found on the left-hand side.





#### **RECEPTION HALL**

13' 5" x 11' 11" (4.1m x 3.6m) with carpeted stair runner and stair rods rising to galleried landing with double-height vaulted ceiling and generous understairs storage with walnut shelving interior.

#### **SITTING ROOM**

20'2" x 13' 5" (6.1m x 4.1m) double aspect room with real flame open gas fire, television recess and integrated media connectivity.

#### **CLOAKROOM**

with obscured window to side, fitted with a concealed cistern wc, wall-hung wash basin and radiator/towel rail.

#### **BEDROOM**

13'9" x 11'1" (4.2m x 3.4m) with window taking in views of the countryside to the rear, engineered oak herringbone parquet.

#### **EN-SUITE**

with obscured window to side, porcelain timber-effect tiled floor and enclosed shower with glazed screen, fixed and hand-held shower, wall-hung wash basin with mixer tap, concealed cistern wc and radiator/towel rail.

#### **OPEN PLAN KITCHEN/LIVING/DINING ROOM**

29'3" x 22'5" (8.9m x 6.8m) with porcelain large format floor tiles inset within the oak parquet flooring. Fitted with an extensive range of Sigma3 kitchen units incorporating cupboards and pull-outs with integral storage and bin systems, integrated dishwasher, fitted microwave and two Neff slide & hide ovens.

Generous expanses of walnut wide-stave counter tops, including breakfast bar with a large Neff five ring induction hob. The centre island incorporates a Villeroy & Boch ceramic sink and pull-out mixer tap. Integrated media connectivity, solar powered Velux rooflights and triple-aspect views of the countryside with large bi-fold doors opening onto an exterior decked seating area.

#### **SIDE HALLWAY**

with door to outside with porcelain large format floor tiles.

#### **UTILITY/BOOT ROOM**

8' 0" x 6' 5" (2.44m x 1.96m) with porcelain large format floor tiles, fitted with a range of base units and Shaws of Darwin Shaker 800 butler sink & flexi-spray mixer tap. Space and plumbing for laundry appliances.

#### **FIRST FLOOR GALLERY LANDING**

with generous linen and hanging storage with walnut lined interior, engineered oak flooring throughout leading to:

#### **MASTER BEDROOM**

13' 5" x 14'7" (4.1m x 4.5m) with large window taking in views of the countryside to the rear.

#### **DRESSING ROOM**

11' 1" x 5' 5" (3.4m x 1.7m) - with window taking in views, sliding door wardrobes with hanging and shelving storage, with walnut lined interior.

#### **EN-SUITE**

with freestanding bath with countryside views. Porcelain timber-effect tiled floor and enclosed shower with glazed screen, fixed and hand-held shower, double wall-hung wash basin with twin mixer taps, concealed cistern wc and radiator/towel rail.

#### **BEDROOM**

13' 5" x 11' 10" (4.1m x 3.6m) with window taking in views of the private garden to the front.





#### **SHOWER ROOM**

with electric Velux roof lantern, porcelain timber-effect tiled floor and enclosed shower with glazed screen, fixed and hand-held shower, wall-hung wash basin with mixer tap, concealed cistern wc and radiator/towel rail.

#### **BEDROOM/STUDIO**

20' 6" x 12' 7" (6.2m x 3.8m) large versatile space for use as bedroom, gym, music studio or workspace, double windows with countryside views, extensive caves storage, door to:

#### **BOILER /PLANT ROOM**

housing high-spec Worcester Bosch unvented hot water cylinder, gas boiler, mains boost accumulator tank, Aquasana whole-house water filter.

#### **SELF CONTAINED ANNEXE**

With private entrance and rear garden, accessed either from private pathway or from the main house rear garden. Option to connect to the main house by simple installation of interior door, already allowed for.

#### **OPEN PLAN KITCHEN/LIVING AREA**

18' 11" x 10' 4" (5.8m x 3.1m) Porcelain large format floor tiles inset within the oak parquet flooring. Fitted with Sigma3 kitchen units with integral storage and bin system, integrated slimline dishwasher, fitted combi-microwave/oven. Walnut wide-stave counter top, with domino induction hob. Villeroy & Boch ceramic sink and pull-out mixer tap.

Vaulted ceiling. Integrated media connectivity, solar powered Velux rooflight and double-aspect views, with french doors opening onto an exterior decked seating area with views of the countryside. Space for installation of woodburner, if desired.

INNER HALLWAY leading to:

#### **BEDROOM**

11' 3" x 10'3" (3.4m x 3.1m) - with window taking in views of the countryside to the rear.

SHOWER ROOM - with an eye level obscured window, porcelain timber-effect tiled floor and enclosed shower with glazed screen, fixed and hand-held shower, wall-hung wash basin with mixer tap, concealed cistern wc and radiator/towel rail.

#### **OUTSIDE**

The property is approached via double gates to a large private gravel driveway and front lawn area, with ample turning and parking space for several cars, providing access to both the main house and separately around to the annex.

The versatile gardens wrap around the property providing a good level section of lawn ideal for children and pets that is fence enclosed with a timber shed. A picket fence encloses a separate kitchen-garden area with raised vegetable beds and an additional timber potting shed.

There is a raised area of decking which extends across the rear of the property with views over the adjoining farmland and countryside beyond.

To the rear of the annex is an additional private area of decking and further section of lawn.

External lighting and gated alcove house the meter cupboards with external power, hot and cold water taps.





**Ground Floor**  
Area: 158.5 m<sup>2</sup> ... 1706 ft<sup>2</sup>



**First Floor**  
Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>

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Total Area: 249.7 m<sup>2</sup> ... 2688 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

