



Hill Top Bungalow,
Darwell Hill,
Netherfield,
East Sussex,
TN33 9QL



Darwell Hill

A unique detached country residence that enjoys spacious and adaptable accommodation with a stunning 33' 6" living/dining room, three ground floor bedrooms and an impressive first floor master bedroom suite, set amidst landscaped gardens backing onto woodland with off road parking, large double garage with insulated and air conditioned home office above.

Features

DETACHED COUNTRY RESIDENCE

4 BEDROOMS

DOUBLE GARAGE

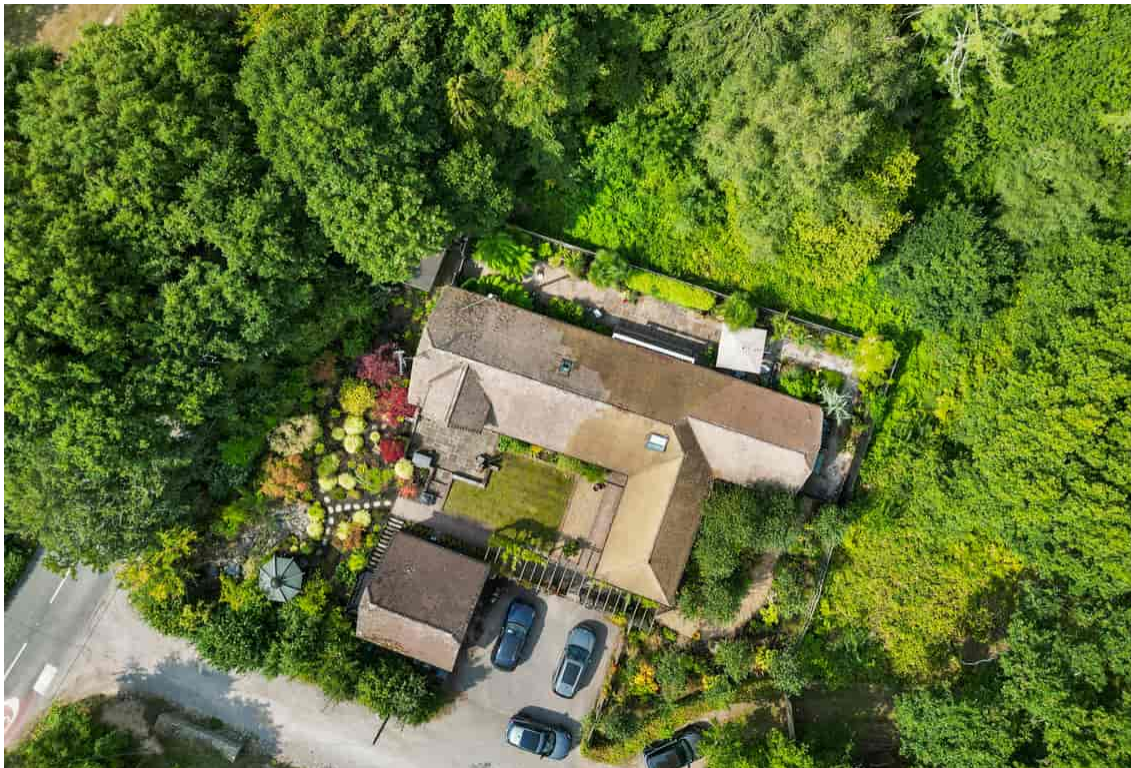
SOUTH WESTERLY ASPECT

LARGE RECEPTION ROOM

LANDSCAPED GARDENS

BACKING ONTO WOODLAND

AIR CONDITIONING



Description

Viewing of this impressive detached country house is essential to appreciate the lovely location on the fringe of the village with fabulous gardens and stunning living accommodation. Imaginatively extended and altered over the years, the property enjoys spacious accommodation principally laid out over the ground floor which is approached over a reception hall with galleried landing. The main reception room measures some 33' 6" enjoying a double aspect with a wood burning stove and opening through to the kitchen with wide bi-fold doors that look out over the landscaped gardens. The bedroom accommodation is served by two separate wings, with a guest bedroom suite and two additional bedrooms and family bathroom. To the first floor is a stunning vaulted master bedroom with separate bathroom. Outside a home office benefits from air conditioning as does the main bedroom and guest bedroom with oil central heating throughout. The property sits amidst stunning gardens that have been significantly landscaped with a wonderful south westerly facing rear garden that is mainly paved and a well planted Japanese inspired garden with water feature. There is ample parking, a large double garage, one side of which has been turned into a gym, and the whole is situated on the rural outskirts of the village backing onto Darwell Woods and within just a short distance of Darwell Reservoir and Battle town centre with mainline rail connections.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Proceed along passing Claverham College on your left and continue along turning right signposted Netherfield and Heathfield. Continue past The White Hart public house and proceed along. Just as you start to go down the hill turn right into the drive saying Darwell Beech and the property will be found on the left hand side.
What3Words:///usage.shutting.loading



THE ACCOMMODATION COMPRISES

COVERED PORCH with outside light and panelled glazed door to

RECEPTION HALL

19' 10" x 10' 4" (6.05m x 3.15m) with stairs rising to galleried landing, windows to front and opening into the inner hallways providing access to the bedroom accommodation.

LIVING/DINING ROOM

33' 6" x 22' 2" (10.21m x 6.76m) an impressive double aspect room with double doors opening onto the patio, central brick fireplace with wood burning stove on a tiled hearth. The dining area has a wood floor with two steps that lead down to the living area with carpeting.

KITCHEN/BREAKFAST ROOM

22' 8" x 11' 4" (6.91m x 3.45m) with 14' 6" wide bi-fold doors, the kitchen is arranged around a centre island with integrated dishwasher and slate working surface. A further range of base units with pull out cupboards, houses two ovens and a 4 ring hob with extractor above.

UTILITY ROOM

13' 5" x 6' 2" (4.09m x 1.88m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a floor mounted oil fired boiler, a butler sink and hardwood working surfaces.

GUEST BEDROOM

16' 5" x 16' 5" (5.00m x 5.00m) max including en-suite, with windows to front and rear, air conditioning.

EN-SUITE SHOWER ROOM

with tiled floor, part tiled walls and fitted with a large shower enclosure, heated towel rail, vanity sink unit and low level wc.

CLOAKROOM

part panelled and fitted with a low level wc and corner wash hand basin with heated towel rail to side.

BATHROOM

9' 4" x 5' 9" (2.84m x 1.75m) with tiled floor, fully tiled walls and fitted with a shower cubicle, corner Jacuzzi bath with mixer tap, vanity sink unit and airing cupboard.

BEDROOM

9' 4" x 7' 0" (2.84m x 2.13m) with window to side.





BEDROOM

13' 0" x 11' 5" (3.96m x 3.48m) with window to front.

GALLERIED FIRST FLOOR LANDING

20' 2" x 12' 0" (6.15m x 3.66m) with Velux window to rear, recessed lighting.

MASTER BEDROOM

24' 0" x 12' 0" (7.32m x 3.66m) widening to 17' 9" into fully glazed dormer window. The room enjoys a dual aspect with air conditioning, eaves storage and a large double wardrobe.

BATHROOM

13' 1" x 10' 5" (3.99m x 3.17m) with Velux window, partially vaulted and fitted with a concealed cistern wc, central slipper bath with freestanding mixer tap, vanity sink unit with mixer tap and heated towel rail

OUTSIDE

The property has a right of way to a private area of parking and turning with access to a large garage. A gate and trellis divide the front area of garden that boasts brick paved pathways, a sandstone patio and creeper covered pergola. A gated access to one side with a gravel pathway leads round to the side and rear. This area is planted with established flowerbeds and specimen trees. To the other side of the property is a Japanese inspired garden that is extensively planted with an attractive water feature and gazebo. From here access is given to the external staircase that leads up above the garage. To the rear is an extensive area of patio with planted borders that offer privacy and seclusion ideal for entertaining, backing onto woodland with access to a large TIMBER SHED. The rear enjoys a south westerly aspect with an electronic awning, external power and water.

NOTE: The property has a private drainage system.

GARAGE

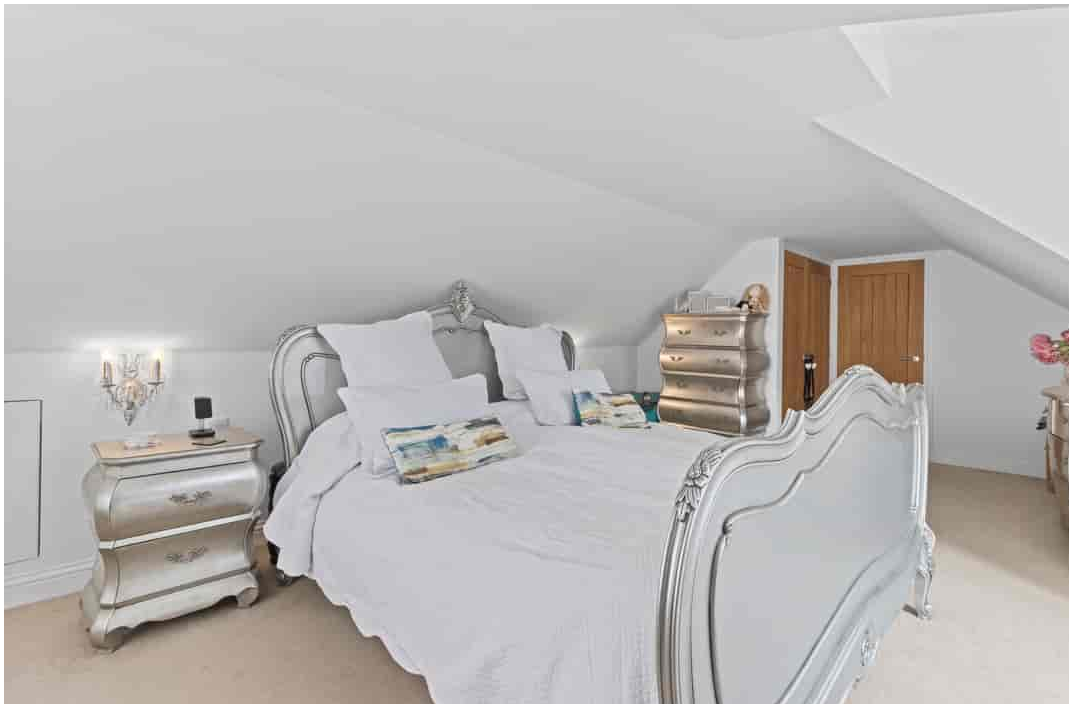
The garage is sub-divided, one part measuring 18' 9" x 19' 1" (5.71m x 5.82m) currently being used as a GYM being painted and plaster-boarded with power and light and window to side. The other garage measures 19' 1" x 10' 5" (5.82m x 3.17m). The garages have electric roller shutter doors.

Above the garage is a STUDIO/OFFICE measuring 20' 7" x 11' 4" (6.27m x 3.45m) with window to side, power and light, air conditioning.

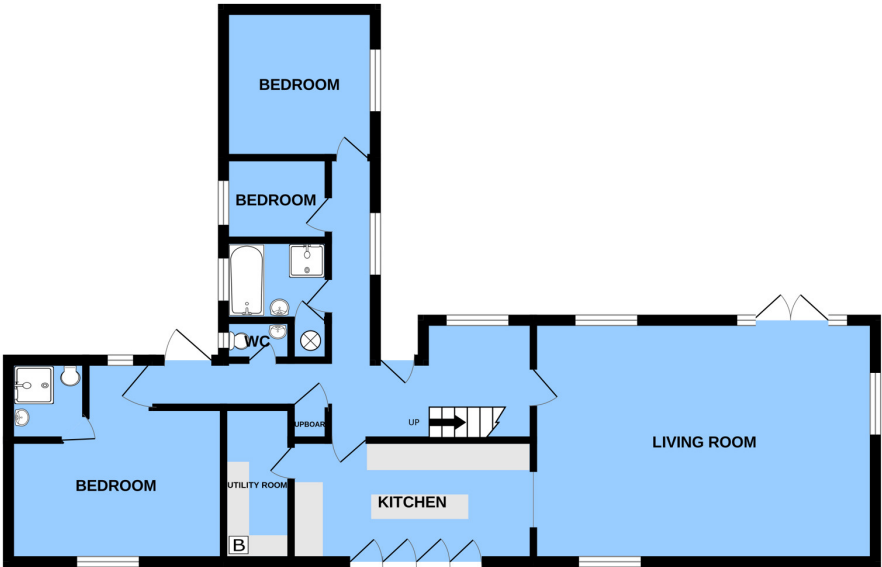
COUNCIL TAX

Rother District Council

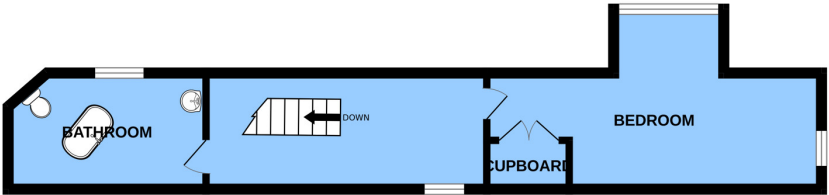
Band F £3,797.26



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

