



Netherfield Hall,
Netherfield,
East Sussex,
TN33 9PX



Netherfield

GUIDE PRICE: £995,000 - £1,075,000 A beautifully presented 4 bedroom detached country house (plus an immaculate 1 bedroom annexe) with accommodation laid out over the ground floor with an oak framed car barn and landscaped gardens that include a gazebo, all set in a delightful location backing onto woodland and enjoying views of Netherfield Church, yet within a short drive of Battle High Street and the mainline station. AVAILABLE WITH NO ONWARD CHAIN.

Features

DETACHED COUNTRY HOUSE
4 BEDROOMS 1 WITH EN-SUITE
BACKING ONTO WOODLAND
DETACHED DOUBLE GARAGE
AMPLE PARKING

1 BEDROOM ANNEXE
OAK GAZEBO WITH HOT TUB
VIEWS OF NETHERFIELD CHURCH
LANDSCAPED GARDENS
CHAIN FREE



Description

Viewing is essential to appreciate the spacious accommodation of this versatile country house that was refurbished in recent years and has been maintained to an excellent standard with the benefit of recently renovated one bedroom self contained annexe. The principle accommodation is laid out around an impressive reception hall with double doors that lead out onto the garden. The luxurious kitchen has oak cabinets and granite worktops and opens into a vaulted dining room with custom built granite topped kitchen table. There are two principle reception rooms and four bedrooms with a luxurious limestone tiled bathroom suite with underfloor heating. The whole takes advantage of its delightful setting enjoying landscaped gardens and covered verandah with oak framed gazebo with external lighting and hot tub. There is an oak framed car barn that is fully painted with a flooring system and a wall enclosed courtyard that gives access to the detached annexe that is ideal as ancillary accommodation or as a holiday let. In addition to the principle accommodation there is also a substantial attic that offers scope for further accommodation. Outside the gravel driveway provides extensive parking with gates that lead through to a courtyard with access to the detached annexe and oak framed double garage. The formal gardens are set to the rear offering privacy with a large area of lawn, pond and the gazebo whilst to the front a verandah enjoys views of the church. This versatile home backs onto managed woodland with access to footpaths and is just a short drive of amenities in Battle High Street and the mainline station with regular services to London Charing Cross. The area is well served for local schooling at both primary and secondary levels, private and public sectors including, Netherfield Primary, Battle & Langton, Claverham Community College and Battle Abbey.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed down turning left signposted Netherfield and proceed along Netherfield Hill into Netherfield Road and the property will be found along on the left hand side opposite the Church.



THE ACCOMMODATION COMPRISES

A verandah porch with outside light and double glazed door to

RECEPTION HALL

19' 2" x 10' 1" (5.84m x 3.07m) with oak flooring, wood burning stove on a slate hearth. Door to inner hallway and separate access to bedroom accommodation.

DRAWING ROOM

20' 7" x 15' 0" (6.27m x 4.57m) having a triple aspect with box bay windows to front and rear with central fireplace with bressumer beam and inset wood burning stove.

DINING ROOM

13' 0" x 9' 0" (3.96m x 2.74m) with fire recess (not in use) and double doors opening onto the garden.

KITCHEN/BREAKFAST ROOM

29' 9" x 13' 0" (9.07m x 3.96m) widening to 16' 8" (5.08m) within the dining area. The kitchen area is centered around a centre island and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, bin store, fridge, coffee maker and wine cooler. There is a bank of three Neff ovens and a large area of granite working surface incorporating a single stainless steel sink with mixer tap and drainer and a 5 burner gas hob with extractor above. The kitchen opens into the vaulted breakfast room that has a triple aspect incorporating a fitted table with additional cupboard.

UTILITY ROOM

10' 6" x 11' 8" (3.20m x 3.56m) max with window and stable door and fitted range of cabinets with space and plumbing for appliances and granite working surface incorporating a 1 1/2 bowl stainless steel sink.

CLOAKROOM

part tiled and fitted with a concealed cistern wc and circular bowl sink with mixer tap.

BATHROOM

9' 9" x 8' 6" (2.97m x 2.59m) with obscured window to rear, recessed lighting, airing cupboard and fitted with a large glazed shower enclosure with rain and hand held shower, vanity sink unit with mixer tap, slipper bath with mixer tap, low level wc and heated towel rail.

BEDROOM

14' 6" x 10' 10" (4.42m x 3.30m) narrowing to 9' 0" (2.74m) with window to rear, fitted range of double wardrobes.

BEDROOM

14' 0" x 9' 3" (4.27m x 2.82m) narrowing to 9' 0" (2.74m) with window to rear.

BEDROOM

14' 0" x 9' 9" (4.27m x 2.97m) with window to rear.





MASTER BEDROOM

14' 10" x 10' 7" (4.52m x 3.23m) opening into the Dressing Room 8' 4" x 7' 4" (2.54m x 2.24m) with window to front and fitted with two large sliding door wardrobes with hanging and shelving, door to

EN-SUITE

8' 4" x 8' 3" (2.54m x 2.51m) with window to rear, tiled floor, part tiled walls and fitted with a large panelled bath with mixer tap, vanity sink unit with heated towel rail to side, shaver point, low level wc and large glazed rain shower.

ATTIC ROOM

15' 7" x 11' 8" (4.75m x 3.56m) with Velux window storage cupboard. Considered to offer potential.

OUTSIDE

The property is approached over a gravel driveway that leads to the garage and annexe. To the front of the property is a verandah with tiled patio that looks out over the front garden and onto Netherfield Church. Double gates give access to an additional area of parking in front of the double garage with steps to the attic. To the rear of the property a pathway and paved patio look out onto the adjoining woodland with gated access to a nearby footpath. In addition there are raised kitchen planters and a log store. The rear garden provides a raised area of decking that is glazed balustrade enclosed with a brick paved pathway that leads across the rear of the property. The gardens open out to a large area of level lawn with winding pathways that connect to a gazebo with hot tub 18' 10" x 15' 7" (5.74m x 4.75m) with power and light. Beyond, the gardens are laid to lawn and adjoin the woodland interspersed with a variety of plants, shrubs and specimen trees, incorporating a large timber shed and greenhouse.

OAK FRAMED DOUBLE GARAGE

19' 0" x 18' 0" (5.79m x 5.49m) plus 12' 0" x 5' 7" (3.66m x 1.70m) with interlocking floor system and double hinged doors, power, lighting and storage.

DETACHED ANNEXE

Comprising:

KITCHEN - 17' 6" x 7' 5" (5.33m x 2.26m) with large window to front, tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, bin store and fitted double oven. There is an area of hard wood working surface incorporating a 4 burner gas hob with extractor above and a cupboard concealing the gas fired boiler.

LIVING/DINING ROOM - 17' 10" x 8' 10" (5.44m x 2.69m) a dual aspect room, loft access.

BEDROOM - 13' 4" x 9' 9" (4.06m x 2.97m) a double aspect room with door to

EN-SUITE - 8' 2" x 4' 0" (2.49m x 1.22m) fully tiled with a large shower enclosure, heated towel rail and vanity sink unit with concealed cistern wc.

COUNCIL TAX

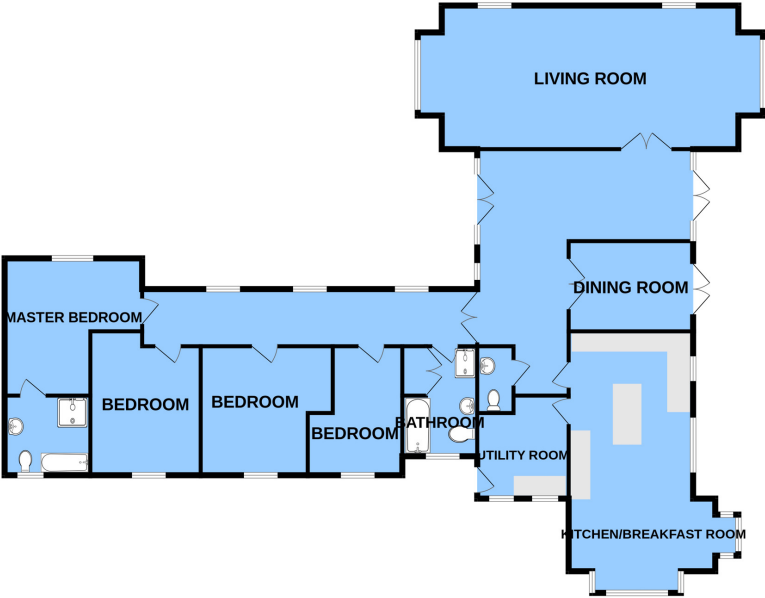
Rother District Council

House Band G - £4,381.44

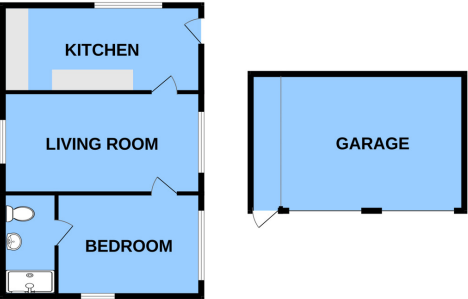
Annexe Band A - £1,752.57



GROUND FLOOR



ANNEXE



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.
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