

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

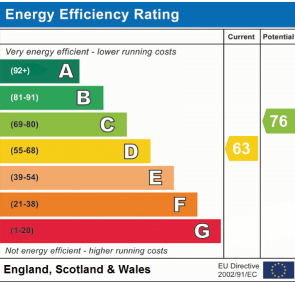
your local independent estate agent

www.campbellsproperty.co.uk

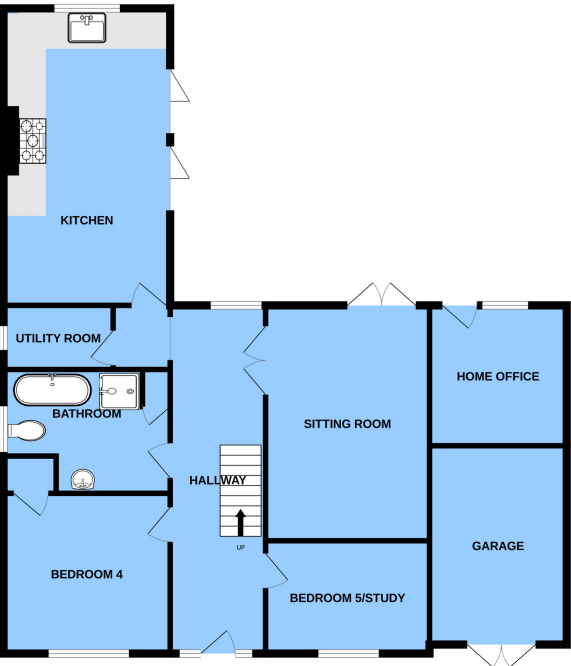
Campbell's

your local independent estate agent

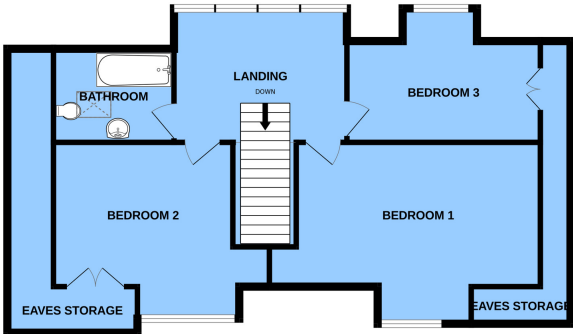
www.campbellsproperty.co.uk



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



Newbliss, Skinners Lane, Catsfield, East Sussex TN33 9DN **£835,000 freehold**

A spacious and well appointed detached 4/5 bedroom property that occupies a popular lane close to the village and primary school, backing onto fields with off-road parking, garage and a home office.

Detached Home
Countryside Views
4/5 Bedrooms
Close to Village and Primary School
2/3 Reception Rooms
Integral Garage

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Description

This immaculate detached property has been significantly improved and tastefully modernised over recent years and viewing is essential to appreciate the generous accommodation that is approached via a spacious entrance porch with stained glass door to the reception hall with views of the garden. The ground floor has oak flooring and there is oil central heating and recently replaced double glazing throughout. The fleixble accommodation offers two principle reception rooms to the ground floor as well as a later extension that provides a fabulous vaulted kitchen that opens out onto the patio and south facing garden. There is a utility room, ground floor bathroom as well as a separate bedroom to the ground floor and to the first floor, arranged around a large reception hall, which takes in views of the surrounding countryside are three bedrooms and separate family bathroom. The property itself has been subject to a comprehensive programme of works over recent years that includes upgraded floor coverings, central heating, rewiring, replacement joinery and hardware with excellent storage and the benefit of an externally accessed self-contained office/studio room and integral garage. The gardens are a real feature, being set to both the front and rear, they offer good sized areas of lawn with a hot tub and potting shed to the rear and attractive views over adjoining fields.

Directions

On entering Catsfield village from Battle, passing the pub on the right hand side, take the turning right into Skinners Lane. The property will be found a way along on the right hand side.
What3Words: ///brambles.dragon.rise

THE ACCOMMODATION

With approximate room dimensions is approached via panel and glazed door with etched glass to

ENTRANCE PORCH

Part panelled, bench storage seating, coat hooks, stained glass door to

RECEPTION HALL

21' 8" x 7' 0" (6.60m x 2.13m) With window to rear, stairs rising to first floor landing, oak flooring, part panelled walls with hanging pegs.



LIVING ROOM

17' 3" x 11' 9" (5.26m x 3.58m) With oak flooring, double french doors opening onto the patio and garden.

STUDY/BEDROOM 5

8' 10" x 8' 0" (2.69m x 2.44m) Window to front.

UTILITY ROOM

8' 3" x 4' 7" (2.51m x 1.40m) Window to side, fitted with a range of base cupboards, broom cupboard, working surface incorporating stainless steel sink, stacked unit for washing machine and tumble dryer.

KITCHEN

17' 4" x 12' 0" (5.28m x 3.66m) Vaulted with recessed lighting, tiled flooring and enjoying a double aspect with double french doors opening onto the patio and garden. The kitchen provides a range of base and wall mounted units incorporating cupboards and drawers with space and plumbing for appliances and a large area of hard wood working surface with Butler sink with mixer tap and extractor fan above the cooker space.

BEDROOM

11' 10" x 11' 6" (3.61m x 3.51m) Window to front, oak flooring, large cupboard with hanging rail and shelving.

BATHROOM

12' 0" x 8' 9" (3.66m x 2.67m) Secured window to side, tiled floor, part tiled walls and fitted with a white panelled bath with centre taps, low level WC, pedestal wash hand basin with mixer tap with lit mirror above, heated towel rail, large tiled shower enclosure with glazed screen, airing cupboard with slatted shelving.

FIRST FLOOR LANDING

With window taking in views over the adjoining fields.

BEDROOM

11' 6" x 11' 2" (3.51m x 3.40m) With window to front, recessed hanging and shelving, eaves storage, loft hatch with fold down ladder giving access into fully boarded loft space.

BATHROOM

8' 3" x 6' 9" (2.51m x 2.06m) With velux window, part tiled and fitted with a vanity sink unit with heated towel rail, low level WC, panelled bath with telephone style taps.

BEDROOM

13' 0" x 6' 9" (3.96m x 2.06m) Plus a double wardrobe cupboard with shelving to side, eaves storage, recessed window overlooking rear garden.

BEDROOM

16' 3" x 8' 10" (4.95m x 2.69m) Range of wardrobes and shelving, recessed window overlooking the front garden.



INTEGRAL GARAGE

14' 9" x 10' 5" (4.50m x 3.17m) Power and light, fitted shelving.

OUTSIDE

The property is approached over a gravelled drive that provides parking for 4/5 vehicles with access to the garage with a pathway that leads to the side and rear and front door, there is gated access to both sides of the garden. The front garden is hedge enclosed with established trees and planted borders and wraps around to each side. Accessed from the rear of the property a private door leads to a



HOME OFFICE

11' 5" x 10' 3" (3.48m x 3.12m) housing the boiler with laminate flooring.

REAR GARDEN

The rear gardens provide a large area of patio, predominantly hedge enclosed, laid to lawn with specimen trees, planted borders, potting shed. There is an area of decking with a hot tub.



COUNCIL TAX

Rother District Council
Band E - £2,964.88

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.