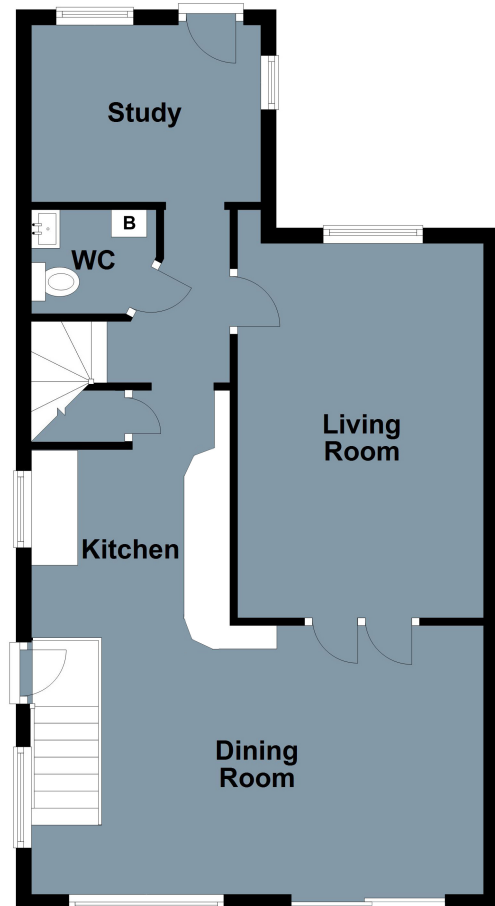


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

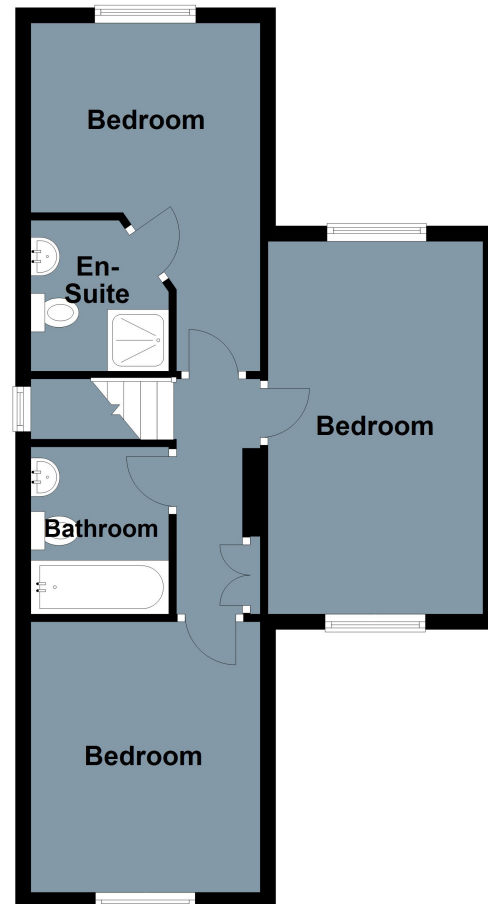
### Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 106.1 sq. metres (1142.2 sq. feet)  
 For illustration purposes only - not to scale



20, Stream Farm Cottages, Netherfield Road, Battle TN33 0HH **£499,950 freehold**

Set in a delightful semi rural location yet within a short walk of the Town Centre this significantly improved semi-detached three bedroom home enjoys wonderful rural views, off-road parking, single garage and delightful gardens complete with a detached insulated home office.

Semi Detached House  
 Off-Road Parking

3 Double Bedrooms  
 Single Garage

Wonderful Views  
 Delightful Gardens

2 Reception Rooms  
 Detached Home Office

## Description

A particularly well presented three bedroom family home that occupies an enviable semi rural location within walking distance of the historic High Street yet affording wonderful rural views to the rear. The house has been significantly extended since its original construction and now offers spacious and adaptable rooms ideal for family living with gas central heating and double glazing throughout. The reception rooms offer an open-plan feel and take in wonderful views to the rear and to the first floor are three large double bedrooms, one with an en-suite as well as a separate family bathroom. Outside the gardens have been beautifully planted and offer formal areas with entertaining spaces, a wild flower section and kitchen garden. Within the grounds is a detached home office with living roof that is fully insulated and enjoys the attractive views. There is also off-road parking and the benefit of a single garage. Stream Farm is located off Netherfield Road, easily accessible for the Town Centre, local schooling and footpath access to local walks. Viewing is highly recommended.

## Directions

From our office, travel north along the High Street and take the 3rd exit at the roundabout onto London Road. Turn left into Netherfield Road and after a short distance left again in to Stream Farm where the property will be found along on the left hand side.

## COVERED PORCH

With outside light, composite double glazed door to

## RECEPTION HALL/STUDY AREA

9' 5" x 7' 6" (2.87m x 2.29m) With window to front, large storage cupboard with hanging rail and shelving, overhead cupboards, opening to INNER HALLWAY with stairs rising to the first floor landing.

## WC

4' 8" x 3' 10" (1.42m x 1.17m) With obscured window to side, part panelled walls with a concealed cistern WC, wash hand basin with mixer tap, cupboard housing gas fired boiler.

## LIVING ROOM

16' 0" x 10' 4" (4.88m x 3.15m) window to front, picture rail, fireplace with inset wood burning stove, bi-fold doors, glazed doors to



## DINING/FAMILY ROOM

18' 10" x 11' 5" (5.74m x 3.48m) Sliding doors taking in fabulous views and opening onto a raised patio, stairs lead down and connect to the garage and door to



## KITCHEN

10' 0" x 8' 4" (3.05m x 2.54m) Window to front, fitted with a range of base and wall mounted kitchen cabinets comprising of cupboards and drawers with integrated dishwasher, fitted double oven and space for fridge/freezer. There is a large area of working surface including a one and a half bowl enamel sink with mixer tap and drainer and a four ring induction hob with extractor fan above. In addition there is an integrated microwave and a larder cupboard.

## FIRST FLOOR LANDING

With large double cupboard.

## BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) With windows taking in fabulous views over the gardens and beyond.



## BATHROOM

7' 1" x 5' 8" (2.16m x 1.73m) With obscured window, recessed lighting, fitted with a P-shaped bath with tiled enclosure and shower above, WC with concealed cistern, vanity sink unit, heated towel rail.

## BEDROOM

15' 8" x 10' 9" (4.78m x 3.28m) With window to front.

## EN-SUITE

Shower enclosure, low level wc, pedestal wash hand basin, heated towel rail, fitted shelving.

## BEDROOM

15' 10" x 8' 10" (4.83m x 2.69m) A dual aspect room with lovely views.

## GARAGE

Connects to the kitchen via a staircase and measures 18' 9" x 9' 0" (5.71m x 2.74m) with double hinge door, power and light, ample shelving and a useful storage cupboard to the rear.

## OUTSIDE

The property is approached over a driveway that gives access to the garage. In addition all the owners of Stream Farm own the section of road in front of their property and a small area of ground to the other side. Each residence has a Right of Way.

The rear garden has been beautifully landscaped and planted with steps leading down to a level section of patio that wraps around a

DETACHED HOME OFFICE/SUMMERHOUSE 14' 6" x 9' 0" (4.42m x 2.74m) with atrium room, windows to side, sliding doors to rear, affording views of the garden with laminate flooring, fitted desk unit and shelving.

To the rear of the summerhouse an attractive gravel pathway and planted flower bed leads out onto the main section of garden with two raised kitchen garden planters, a DETACHED SHED and GREENHOUSE. The whole is hedge enclosed with a gated archway leading to the wild garden to the rear with established trees to the border.



## COUNCIL TAX

Rother District Council  
Band C - £2,228.32

**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.