



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)  
 For illustration purposes only - not to scale



## Stanhope Cottage Netherfield Road, BATTLE TN33 0HJ

**£580,000 freehold**

A charming unlisted character cottage believed to date from the mid 19th Century with three bedrooms, countryside views, garden, garaging and parking all located close to the High Street.

- |                   |                       |                    |                       |
|-------------------|-----------------------|--------------------|-----------------------|
| Detached Cottage  | 3 Bedrooms            | 2 Reception Rooms  | Characterful Features |
| Countryside Views | Cottage Style Gardens | Garage and Parking | Convenient Location   |

## Description

This charming detached cottage is believed to date back to the mid 19th Century, although unlisted retains many of the character features you would expect to find in a property of this era including exposed beams, stripped floorboards and wooden latched doors. The deceptively spacious and light accommodation enjoys countryside views from the principle rooms. The mature cottage style gardens compliment this a comfortable family home.

With its convenient location within the Claverham College catchment area and walking distance of the historical High Street, viewing is highly recommended.

NOTE: In addition to the garden the property rents a further area of land (approx. 0,5 acre) from the local Council at the cost of £300 per annum, which could still be available to any new purchaser.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the London Road (A2100). After a short distance take the second left turn into Netherfield Road and the property is the first property on the left hand side.

## GROUND FLOOR

### ENTRANCE HALL

24' (7.32m) with solid wood stairs to first floor landing, hard wood floorboards, exposed beams, carved cornicing, window to front, radiator, understairs storage cupboard and further cupboard housing the gas and electric meters.

### CLOAKROOM

with stained glass window to side, tiled floor, part panelled walls and fitted with a low level wc, pedestal wash hand basin. Worcester combi gas boiler.

### KITCHEN/DINING ROOM

19' 9" x 9' (6.02m x 2.74m) a double aspect room with windows to side and rear, terracotta tiled floor, exposed ceiling timbers and fitted with a range of pine base units with space and plumbing for washing machine, tumble dryer, fridge, freezer and dishwasher. There is a 7 ring gas hob range cooker and areas of working surface incorporating a butler sink. Door to side garden.

### LIVING ROOM

18' 8" x 17' 4" (5.69m x 5.28m) a dual aspect room with exposed ceiling timbers, exposed brick chimney breast housing a wood burning stove, exposed floorboards, part panelled walls and double doors giving access to the rear. Further double doors lead to



### GARDEN ROOM

14' 9" x 8' 9" (4.50m x 2.67m) a triple aspect room taking in views with terracotta tiled floor, panelled walls, ornate radiator and doors to the rear. There is also an established grape vine.

### FIRST FLOOR LANDING

with window to side, stripped wooden floorboards, part panelled walls.

### BEDROOM 1

17' 8" x 8' 7" (5.38m x 2.62m) into recess, windows to rear, built in wardrobes, stripped wooden floorboards, exposed ceiling and wall

timbers, wall lights and two radiators,



### BEDROOM 2

11' 7" x 10' (3.53m x 3.05m) a double aspect room with views to the side and rear, built in wardrobe, radiator.

### BEDROOM 3

11' x 6' 2" (3.35m x 1.88m) with window to front, built in wardrobe, loft access.

### BATHROOM

12' 4" x 6' 1" (3.76m x 1.85m) a double aspect room with part panelled walls, exposed beams and floorboards and fitted with a wc, pedestal wash hand basin, roll top bath with claw feet, separate tiled shower cubicle and heated towel rail.



## OUTSIDE

The property is approached via a gravel driveway with a retaining brick wall and established flowerbeds giving access to the timber garage. Steps give access to a footpath leading to the front door. The delightful well stocked cottage gardens are set predominantly to either side of the property boasting well stocked flowerbeds, areas of lawn, a raised patio area accessed from the kitchen/dining room. There is a detached outbuilding with tiled roof and power and a potting shed. The gardens offer a good level of seclusion and enjoy countryside views.



## COUNCIL TAX

Rother District Council  
Band F  
£3284.56

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.