



Viridian Netherfield Road,
NETHERFIELD,
East Sussex,
TN33 9PS



Viridian Netherfield Road

A beautifully designed and highly energy efficient contemporary five bedroom home set amidst secluded gardens within a delightful hamlet just a short drive from Battle town centre with its mainline rail connections.

Features

CONTEMPORARY DETACHED HOME	EXCEPTIONAL SPECIFICATION
HIGHLY EFFICIENT	LOW MAINTENANCE
SECLUDED GARDEN	DOUBLE GARAGE
CONVENIENT LOCATION	EPC RATING A



Description

This stunning detached home was designed to take full advantage of the secluded gardens and viewing is essential to appreciate the wonderful open plan living space and exceptional specification. Built to the latest regulations, the house is both low maintenance and highly efficient with underfloor heating and aluminium double glazing throughout. The principle reception room has wide glazed doors that open to a seamless patio with views over the garden. At the centre of the house is a stylish kitchen with a full compliment of appliances complete with a centre island and breakfast bar. In addition to the wonderful open plan living space there is also a further Sitting Room/Snug and an additional room that is ideal as a Home Office with views of the garden that could be used as a ground floor bedroom in conjunction with the downstairs shower room. The four double bedrooms are set to the first floor, the master with a luxurious en-suite and walk in wardrobe. There is also a separate family bathroom.

Externally the property is approached over a gravel driveway providing ample parking and turning with access to the large double garage. There is external lighting that shines on the pre-coloured render and highlights the pewter stone elevations.

The garden is a real feature complete with two patios and a deck that enjoys the evening sun. The whole offers a great deal of privacy and seclusion and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit onto the A2100 London Road and proceed down turning left into Netherfield Hill. Proceed along and into Netherfield Road and turn right at Netherfield Church. The property will be seen a short distance along on the right hand side.



THE ACCOMMODATION

with approximate room dimensions is approached via an aluminium door with glazed screens to either side opening through to

RECEPTION HALL

22' 10" x 7' 8" (6.96m x 2.34m) with porcelain tiled floor and steel and glazed staircase rising to first floor landing with large double height glazed window over. Walk in cupboard measuring 5' 8" x 4' 4" (1.73m x 1.32m) with fitted shelving, coat hooks and double wardrobe. From the reception hall a wide opening leads to

OPEN PLAN KITCHEN/LIVING/DINING ROOM

37' 7" x 19' 4" (11.46m x 5.89m) an impressive double aspect room with wide bi-fold doors opening to the front and rear patios. The room is wired for sound, has recessed lighting and the kitchen area is fitted with a comprehensive range of high gloss kitchen cabinets incorporating cupboards and drawers with intelligent storage systems, larder cupboard, bin store, integrated fridge/freezer, dishwasher, double oven, microwave and wine cooler. There is a composite working surface incorporating a 1½ bowl stainless steel sink with mixer tap and large centre island with a 4 ring induction hob, gas burner, retractable extractor fan and a breakfast bar. The kitchen opens into the living area with fitted wall lights and provision for a wall hung television.

UTILITY ROOM

11' 6" x 7' 10" (3.51m x 2.39m) with window and aluminium door to side, porcelain tiled floor and fitted with a high gloss range of kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a stainless steel sink with mixer tap and drainer. Floor to ceiling cupboards house the boiler and tanks.

GROUND FLOOR SHOWER ROOM

with obscured window to side and fitted with a large tile enclosed shower with fixed and hand held shower heads, concealed cistern wc, vanity sink unit with mixer tap and shaver point to side. Heated towel rail.

SITTING ROOM/SNUG

14' 3" x 13' 2" (4.34m x 4.01m) with window to side, recessed lighting

BEDROOM 5/HOME OFFICE

L shaped measuring 22' x 8' 5" (6.71m x 2.57m) plus 7' 3" x 4' 4" (2.21m x 1.32m) with large corner window taking in views of the garden, recessed lighting.

FIRST FLOOR GALLERIED LANDING

with corner glazed window taking in views.





MASTER BEDROOM

18' x 11' 8" (5.49m x 3.56m) a dual aspect room with large picture window, walk in wardrobe measuring 7' 5" x 6' 8" (2.26m x 2.03m) with a range of hanging and shelving and drawer units.

EN-SUITE SHOWER ROOM

10' x 6' 1" (3.05m x 1.85m) with obscured window, recessed lighting, tiled floor and walls and fitted with a large tile enclosed shower with fixed and hand held shower heads, double vanity sink unit with recessed mirror and lighting above, shaver point to side, concealed cistern wc, shelving and towel rail.

BEDROOM 2

15' x 9' 4" (4.57m x 2.84m) with window to rear.

BEDROOM 3

14' 4" x 10' (4.37m x 3.05m) with window to rear, sliding door double wardrobe cupboard.

BEDROOM 4

13' 2" x 9' 9" (4.01m x 2.97m) with window to front, sliding door double wardrobe.

BATHROOM

10' 5" x 7' 4" (3.18m x 2.24m) with window to rear, recessed lighting, central roll top bath with freestanding tap, concealed cistern wc and vanity sink unit with mirror and light above, tile enclosed shower with glazed screen, fixed and hand held shower heads, heated towel rail.

OUTSIDE

The property is approached over a gravel driveway that provides ample parking and turning and giving access to the garage.

The gardens are enclosed with mature hedging that provides privacy and the formal garden is laid to the front of the property providing a large area of lawn complete with patio. To one corner is an area of decking that is pergola covered that takes in the evening sun.

To the rear is an enclosed garden with composting area and a gate giving access to Netherfield Road with additional parking. The rear garden is laid to lawn with a further area of patio that is bordered with established plants offering privacy and seclusion. The whole plot amounts to 0.5 acres.

DOUBLE GARAGE

17' 1" x 16' 1" (5.21m x 4.90m) with electric roller shutter door, power and light.





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Total Area: 245.0 m² ... 2637 ft²

All measurements are approximate and for display purposes only



