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13 Hoath Hill, East Sussex TN32 5LN

£479,950 freehold

An exceptionally presented three bedroom semi detached house with parking and large garden situated a short drive from Battle and backing onto open fields.

Semi Detached House  
Rear Garden

3 Bedrooms  
Beautifully Presented

Off-Road Parking

Detached Home Office



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## Description

A truly exceptional period semi-detached home, thoughtfully extended by the current owners to create a beautiful family residence that blends timeless character with striking modern design, while still offering further potential to extend ref: RR/2017/926/P. There is a welcoming entrance hall, leading to a stunning, well-appointed bathroom featuring a double-ended freestanding bath and separate walk-in shower. To the front sits a cosy bay-fronted sitting room, enhanced by a charming wood-burning stove, a perfect retreat for relaxing evenings.

The heart of the home is the breathtaking open-plan kitchen, dining and family room, a perfectly balanced space that fuses character features with a sleek, high-end contemporary finish. Designed for both lifestyle and entertaining, this show-stopper room includes a large central island incorporating a breakfast bar with a quartz waterfall worktop, room for a large family dining table and is flooded with light via the floor to ceiling double glazed aluminium windows and doors as well as the glass atrium. Arranged over two floors, the upper levels offer three spacious double bedrooms, with beautiful rural views and the principal bedroom featuring an en-suite shower room.

Externally, the property continues to impress with two parking spaces and an EV charging point, delightful lawned garden with a detached home office and backing onto open fields. Situated just a short drive from the historic market town of Battle, the property enjoys convenient access to a mainline train station, reputable schools, independent shops, cafés, and excellent local amenities.

## Directions

From our office in Battle High Street proceed in a northerly direction on the A2100 London Road towards Robertsbridge. Proceed along and over the level crossing taking the second turning left, New Cut, signposted Mountfield and then turn left into Hoath Hill where the property will be found on the left hand side. What3Words: ///paintings.decks.puzzle

## THE ACCOMMODATION

With approximate room sizes, is approached via a driveway leading to double glazed composite front door into

## ENTRANCE HALL

11' 05" x 8' 0" (3.48m x 2.44m) Double glazed window to side aspect with bespoke fitted shutters, Herringbone engineered flooring, radiator with cover, ample space for coats and boots, stripped wood door that leads into the



## BATHROOM

8' 10" x 7' 11" (2.69m x 2.41m) Double glazed window to side aspect with bespoke fitted shutter. Exceptionally well appointed comprising a low level wc, bespoke vanity drawer unit with ceramic oval sink and concealed brass fittings and tap, freestanding double ended bath, large fixed screen built in shower cubicle with fixed rainfall shower head, concealed fittings and hand held attachment, tiled floor, part tiled walls, inset ceiling lighting, towel rail.



## INNER HALLWAY

Carpeted staircase leading to the first floor; door to

## SITTING ROOM

12' 2" x 13' 4" (3.71m x 4.06m) into double glazed bay fronted window, double glazed sash units and stunning aspect over the front garden and neighbouring farmland, original stripped wood flooring, fireplace with flagstone hearth, housing wood burning stove, alcove base mounted storage units and open shelving, attractive picture rail detailing, ceiling lighting, radiator.



## KITCHEN/DINING/FAMILY ROOM

13' 4" x 10' 4" (4.06m x 3.15m) Stripped wood flooring, picture rail, feature fireplace and surround, radiator; under stairs storage cupboard, attractive ceiling lighting with ceiling rose, opening enjoying aspect into the rear garden via the kitchen/dining room 15' 2" x 12' 4" (4.62m x 3.76m), this stunning extension mixes the original features of the property with contemporary design and comprises of bespoke kitchen with base mounted units, full height pantry cupboard and large central island with a Quartz work surface with matching upturn and breakfast bar. The island has a waterfall work surface with inset ceramic sink with mixer tap and drainer, space for free standing Range oven, integral dishwasher and fridge/freezer; additional utility area with space for washing machine and tumble dryer; wall mounted units, engineered Herringbone wood flooring throughout, floor to ceiling black aluminium framed double glazed windows and double doors with a delightful outlook over the rear garden, atrium window, combination of inset and pendant lighting, ample space for large dining table, radiator.



## FIRST FLOOR LANDING

Exterior lighting.

## BEDROOM TWO

10' 6" x 13' 3" (3.20m x 4.04m) Double glazed window to front with stunning views over surrounding countryside, attractive feature cast iron fireplace, picture rail detailing, ceiling lighting, part painted wall panelling, large over stairs storage cupboard.

## BEDROOM THREE

11' 00" x 10' 11" (3.35m x 3.33m) Window to rear aspect with stunning views across the rear garden and surrounding countryside, radiator; painted tongue and groove wood panelling, feature cast iron fireplace, under stairs storage cupboard.

A staircase leads up to the SECOND FLOOR

## MASTER BEDROOM

15' 11" x 12' 2" (4.85m x 3.71m) max, double glazed window to side aspect, wall mounted lighting, radiator; built in triple wardrobes, stripped wooden door leading to



## EN-SUITE

5' 11" x 5' 7" (1.80m x 1.70m) max, fitted with a low level wc, vanity unit incorporating circular ceramic basin with mixer tap and storage drawers beneath, corner shower cubicle with hand held attachment and rainfall shower; part tiled walls, wood effect tiled flooring, velux window to rear aspect.

## OUTSIDE

The property is approached over a driveway with parking for two vehicles, electric charging point, sleeper framed steps lead up to a level lawned garden, hedgerow enclosed with flagstone paving.

The rear garden is hedge and fence enclosed with a paved seating area adjacent to the rear of the property, ideal for outdoor entertaining leading onto a level lawn with a number of mature shrubs and flowers. To the rear of the garden is a DETACHED HOME OFFICE 6m x 3m (19' 8" x 9' 10") which is insulated, has power, lighting and Ethernet connection, ideal for someone wanting to work from home.

External mounted oil boiler (less than 6 months old).

## NOTE

The extension was completed in 2018. Planning permission was granted RR/2017/926/P to further extend, not all of which was carried out.

The property is on private drainage, potential to connect to mains if required.

**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.