

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

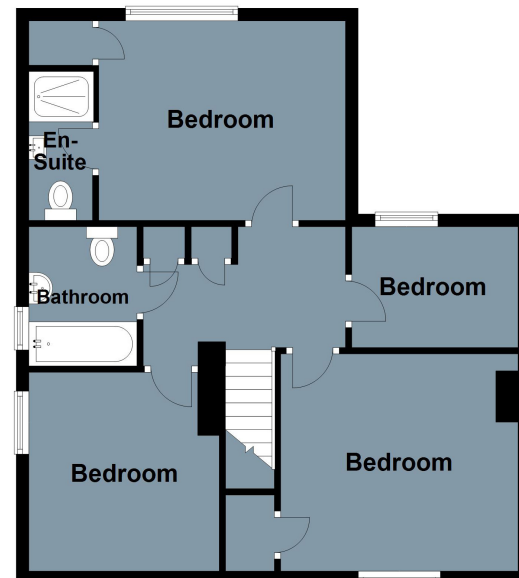
Ground Floor

Approx. 83.3 sq. metres (897.1 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 142.1 sq. metres (1529.4 sq. feet)
 For illustration purposes only - not to scale



2 Beech Cottages Netherfield Road, NETHERFIELD TN33 9PR

£575,000 freehold

Set in a quiet convenient location fronting a private lane is this versatile and spacious four bedroom semi-detached cottage that provides three large reception rooms, an open plan kitchen all set amidst mature gardens with off road parking.

Semi-Detached Cottage
 Off Road Parking

3 Reception Rooms
 Convenient Location

4 Bedrooms | with En-Suite | Mature Gardens

Description

This semi-detached period cottage has been considerably improved in recent years to provide a spacious and versatile home that now offers three reception rooms and four first floor bedrooms. Presenting attractive brick and tile hung elevations the house has been extended to the side and rear to form a wonderful open plan kitchen/living area complete with a wood burning stove and bi-fold doors opening out onto the garden. There is a separate sitting room, a utility room that opens into the garden and an additional reception room ideal for a studio, office or ground floor bedroom. The first floor offers four bedrooms, the main being vaulted with attractive views of the garden, and its own en-suite, together with a family bathroom. The house is considered ideal for family living.

Outside there is parking to the front and a good sized area of garden to the rear with a patio, kitchen garden and a detached studio/home office. Set up a small private road, the property is location within easy reach of the village and close to the historic town of Battle with mainline rail connections.

NOTE: The property shares a septic tank which is located in the adjoining properties garden, and maintenance is shared. In addition the road is owned by Netherfield Place and No 2 is responsible for 1/5th of the maintenance.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road and proceed down the hill turning left signposted Netherfield. Proceed along for some distance passing the entrance to the old Golf Club on your right and continue on along passing Netherfield Place on your left and the entrance to the private lane will be found shortly after. Proceed up the land and the property will be found just along on the right hand side.

What3Words:///prepare.giants.elder

THE ACCOMMODATION COMPRISES

An oak framed porch with fitted bench seats and storage cupboards opening into

ENTRANCE HALL

with stairs rising to first floor landing.

SITTING ROOM

17' 10" x 12' 4" (5.44m x 3.76m) a dual aspect room with former fire recess (not in use).

FAMILY ROOM

17' 10" x 10' 0" (5.44m x 3.05m) with window to front and complete with wood burning stove, a wide opening leads through to the



KITCHEN

16' 4" x 16' 4" (4.98m x 4.98m) with bi-fold doors opening onto the garden and fitted with a range of base and wall mounted kitchen cabinets arranged around a centre island with a breakfast bar. There is an integrated dishwasher, space for a fridge/freezer and space for a large oven range with extractor above. The kitchen provides an extensive area of composite working surface incorporating a 1 1/2 bowl stainless steel sink with etched drainer, underfloor heating and a substantial pantry with full shelving and wash basin. The kitchen opens up into the inner hallway which connects to the Studio and

UTILITY ROOM

L shaped measuring 9' 0" x 5' 3" (2.74m x 1.60m) plus 6' 3" x 4' 1" (1.91m x 1.24m) with door to rear, tiled floor with under floor heating and fitted with a further range of base and wall mounted cabinets with a 1 1/2 bowl sink, space and plumbing for appliances and an additional bench seat with overhead storage, cupboard housing gas fired boiler.

STUDIO/BEDROOM 5

16' 8" x 8' 10" (5.08m x 2.69m) partially vaulted with Velux windows and recessed lighting. There is a window to the front and underfloor heating.

FIRST FLOOR LANDING

with loft access and linen cupboard.

MASTER BEDROOM

12' 3" x 10' 0" (3.73m x 3.05m) Vaulted with window to rear and opening to



EN-SUITE

with tiled floor and fitted with a large shower enclosure with fixed and hand held shower attachments, vanity sink unit, heated towel rail and concealed cistern wc, electric under floor heating.

BEDROOM

9' 1" x 6' 9" (2.77m x 2.06m) with window to rear.

BEDROOM

12' 4" x 11' 4" (3.76m x 3.45m) with window to front, cast iron fire, range of cupboards with hanging and shelving.

BEDROOM

10' 4" x 10' 4" (3.15m x 3.15m) with window to side.

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m) with window to side and fitted with a P shaped bath with glazed screen, low level wc, heated towel rail and vanity sink unit.

OUTSIDE

The property is approached over a lane to an area of enclosed gravel parking with areas of lawn and a gated access to the side and rear. To the rear is a large patio that looks out onto the garden that is laid to lawn with planted borders, being fence and hedge enclosed and rising up to an area of decking where there is a large studio with kitchen garden and fruit tree enclosure beyond.



DETACHED STUDIO

12' 8" x 11' 0" (3.86m x 3.35m) with sink unit and opening into office measuring 8' 8" x 4' 5" (2.64m x 1.35m).

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.