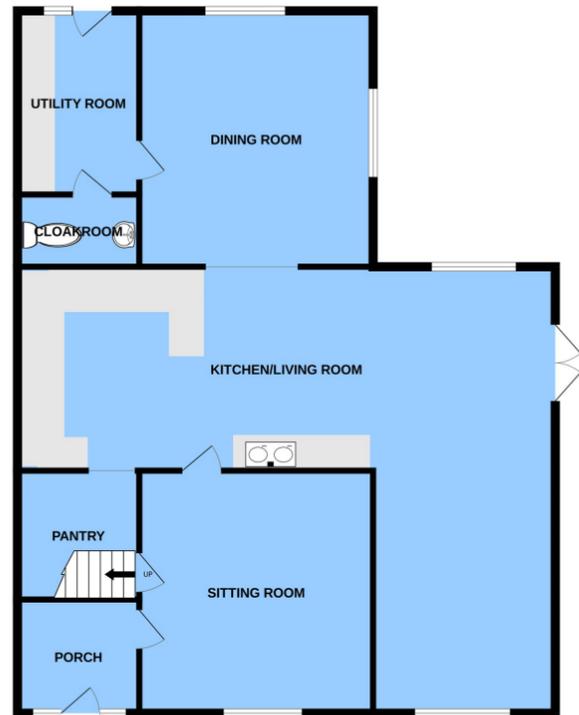
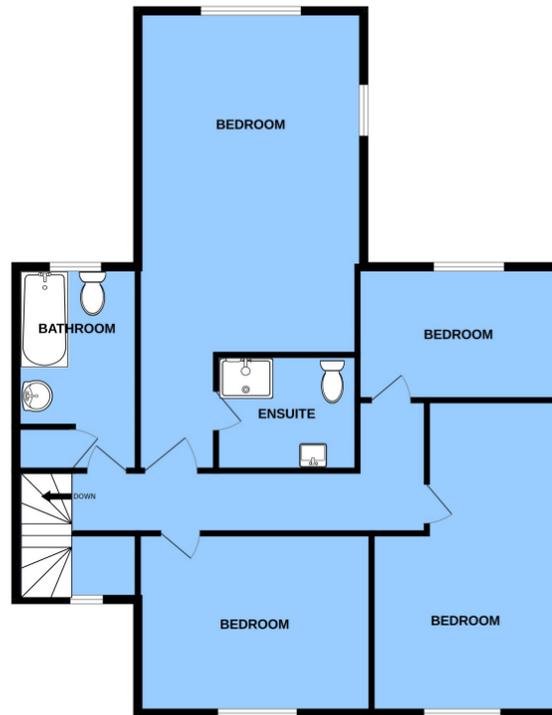


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 St Johns Cottages Netherfield Hill, Battle, East Sussex TN33 0LH

**£599,950 freehold**

An extremely attractive semi-detached character cottage on the rural outskirts of Battle with four double bedrooms, parking and approximately 1/3 acre of garden. No onwards chain.

Character Cottage  
Living Room

Battle Outskirts  
1/3 Acre (approx)  
Gardens

4 Double Bedrooms  
Chain Free

Open Plan  
Kitchen/Family Room  
Countryside Views

## Description

Occupying an elevated position on one of Battle's most desirable roads, 1 St Johns Cottages is an attractive semi-detached tile hung character cottage with some wonderful period features. The ground floor is currently configured as an open plan space ideal for family living and entertaining and has double doors leading out to the delightful secluded patio area. There is also a separate sitting room centered around an original feature fireplace and a useful utility room and cloakroom. To the first floor are four double bedrooms, several of which enjoy a double aspect and take in fine rural views as well as a spacious family bathroom and a separate en-suite shower room. The gardens are a particular feature, to the front there is ample off road parking for two cars. To the side is a patio area and terrace that enjoys several quiet and secluded seating/dining areas. The rear garden extends to approximately 1/3 of an acre, is secluded and relatively level and is stocked with mature fruit trees, a vegetable patch and several good sized sheds. Viewing is essential to appreciate this stunning family home which enjoys countryside views back towards Battle from the garden. The property is located a short distance from Battle High Street with its range of amenities, independently owned shops, pubs, restaurants and a mainline station with regular services to London Charing Cross. The property sits within Claverham catchment area and is close to Battle Abbey school.

## 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. Continue along Netherfield Road for approximately 1/2 mile and the property will be found on the right hand side clearly indicated by our For Sale board.

What3Words:///tailed.ballooned.fortunate

## THE ACCOMMODATION

With approximate dimensions is approached via brick paved steps and pathway leading into a traditional wooden and glazed front door leading into

## ENTRANCE HALL

With ample space for coats and boots with wall mounted lighting, traditional wooden latched door leading into the

## SITTING ROOM

11' 10" x 11' 9" (3.61m x 3.58m) With wooden double glazed window to front aspect with a delightful outlook over the front garden, fireplace housing a featured but uncommissioned wood burning stove, attractive wood panelled detailing and built in open shelving with ceiling lighting, thermal skirting, wooden latch door leading to staircase to first floor, further latch door leading into the

## KITCHEN/FAMILY/DINING ROOM

This semi-open-plan space is ideal for entertaining, flooded with light with KITCHEN AREA 17' 9" x 9' 10" (5.41m x 3.00m) max, comprising of base mounted units with solid wood work surface and matching upstands, double ceramic sink with mixer tap, integral steam oven with four ring gas hob and stainless steel Bertazzoni extractor over, integral Liebherr fridge/freezer, space for dishwasher, gas fired rayburn, open shelving, walk-in pantry with built in shelving and lighting. The kitchen has a wealth of exposed beams, wooden flooring and has thermal skirting. An archway leads into the DINING ROOM 11' 7" x 10' 2" (3.53m x 3.10m) enjoying a dual aspect with wooden double glazed windows with a stunning outlook over the rear garden, attractive painted wood tongue and groove panelling and wooden flooring, door to Utility room. Separate arched opening from the kitchen leading into the FAMILY ROOM 22' 2" x 9' 11" (6.76m x 3.02m) Flooded with natural light and enjoying a triple aspect via two large wooden double glazed windows and a set of double doors with a beautiful aspect and access onto the rear garden, ideal for entertaining during the summer months, inset ceiling lighting, continuation of the wooden flooring and thermal skirting.



## UTILITY ROOM

8' 11" x 5' 4" (2.72m x 1.63m) with wooden double glazed window to rear aspect and stable style door with garden access, bespoke crafted units designed for housing washing machine, tumble dryer and fridge/freezer, additional built in seating area and space for coats and boots with tiled floor and ceiling lighting. Door to

## CLOAKROOM

fitted with concealed low level wc, bespoke crafted circular wash basin with mixer tap, ceiling lighting, tiled flooring, extractor fan.

## FIRST FLOOR LANDING

With wooden glazed window to front aspect and ceiling lighting. step down into

## BATHROOM

10' 3" x 5' 6" (3.12m x 1.68m) With window to rear aspect, fitted with a low level wc, panelled bath with hot and cold taps and separate shower attachment over, hand held and fixed shower attachments overhead, bespoke crafted vanity unit with drawers and mixer tap, ceiling and wall mounted lighting, attractive painted tongue and groove detailing, chrome heated towel rail, airing cupboard with open shelving and housing emersion tank.

## BEDROOM 1

22' 5" x 10' 3" (6.83m x 3.12m) reducing to 14' 10" (4.52m) This stunning light room enjoys a dual aspect with aspect onto the rear garden, radiator, built in wardrobe.



## EN-SUITE SHOWER ROOM

7' 5" x 7' 2" (2.26m x 2.18m) Fitted with a low level wc, bespoke vanity wash basin with storage cupboards beneath and hot and cold taps, large walk-in fixed screen shower with hand held shower attachment and fixed rainfall shower head, inset lighting, extractor, chrome heated towel rail.

## BEDROOM 2

14' 10" x 10' 9" (4.52m x 3.28m) Enjoying a dual aspect via wooden double glazed windows to the front and side of the property with inset ceiling lighting, radiator.

## BEDROOM 3

12' 5" x 8' 7" (3.78m x 2.62m) With wooden double glazed window to front aspect and radiator.

## BEDROOM 4

8' 0" x 8' 1" (2.44m x 2.46m) Dual aspect double glazed windows with delightful views over the rear garden and rooftop views back to Battle, inset ceiling lighting, radiator.

## OUTSIDE

To the front of the property is paved off road parking for two vehicles and electric charging point, steps lead up to the front door with gated access to the front garden. The front garden is planted with a number of mature shrubs and plants and enclosed by close post and rail fencing, leading to a terraced seating area that wraps around the rear of the property, ideal for entertaining, with direct access from the principle rooms. There is an outside water tap and log store. Steps lead up to the predominantly lawned garden enclosed by fencing and hedgerow with mature trees. The garden extends to 1/3rd of an acre (tbv), area laid to vegetable garden with polytunnel and shed. Orchard area planted with pear, apple and quince trees. The garden is a true delight of this property offering lovely views back towards Battle.



## COUNCIL TAX

Rother District Council  
Band D - £2,506.86

**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.