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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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Lerette Cottage, Netherfield Hill, Battle, East Sussex TN33 0LA **£775,000 freehold**

Occupying a lovely semi-rural setting yet just a short walk to the historic High Street is this delightful detached four bedroom Grade II listed home that was renovated and extended in recent years, all enjoying established gardens with a detached office/studio. Viewing is highly recommended.

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|----------------------------|-----------------------------------|--------------------------------|---------------------|
| Grade II Listed
Parking | Detached House
Detached Studio | 4 Bedrooms with En-
Suite | Established Gardens |
|----------------------------|-----------------------------------|--------------------------------|---------------------|

Description

This delightful Grade II listed period cottage was renovated and extended in recent years and viewing is essential to appreciate the spacious and flexible accommodation that retains many characterful features that are complimented with modern refinements that include multimedia and Cat 6 wiring, upgraded heating and electrics. The renovation works also included a replacement roof, improvements to the insulation with gas fired central heating and part underfloor heating. At the heart of the house is a partly vaulted kitchen with bi-fold doors that open to a large patio and garden. The living room has an inglenook fireplace with wood burning stove and there is also a utility room and ground floor shower room. To the first floor are four bedrooms, the main with an en-suite and a separate family bathroom. The established gardens provide entertaining areas with a variety of sheds, a greenhouse and a fully insulated and heated detached studio with shower room and provision for a kitchenette.

NOTE: We are advised that the driveway is shared between three properties and each property is responsible for a contribution towards the maintenance.

Directions

From the A2100 proceed north turning left into Netherfield Road where the property will be found at the bottom of the hill on the left hand side.
What3Words: ///yarn.chromatic.untruth

THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door with outside light to Entrance Porch with shelving and coat hook.

ENTRANCE PORCH

INNER HALLWAY

with hardwood staircase rising to the first floor landing with wood flooring throughout and understairs storage cupboard. Glazed concertina doors lead through to

L SHAPED LIVING ROOM

22' 7" x 10' 5" (6.88m x 3.17m) plus 9' 2" x 6' 8" (2.79m x 2.03m) with exposed ceiling timbers, large inglenook fireplace with wood burning stove, recess ideal as a study area, and glazed door opening to

KITCHEN/BREAKFAST ROOM

22' 7" x 11' 6" (6.88m x 3.51m) widening to 13' with bi-fold doors opening onto the patio and garden, partially vaulted, recessed lighting, oak flooring and fitted with a comprehensive range of hi-gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, pan drawer and dishwasher. There is a bank of two double ovens and microwave with space and plumbing for an American style fridge/freezer. The kitchen provides a large area of quartz working surface incorporating a sink unit with mixer tap and etched drainer and a 4 ring induction hob with extractor fan above. There is a fitted bench unit with built in storage.



SHOWER ROOM

7' 9" x 3' 9" (2.36m x 1.14m) with obscured window to side, tiled floor and fitted with a large tiled shower enclosure with fixed and hand held shower head, low level wc, wash hand basin and heated towel rail.

UTILITY ROOM

8' 6" x 7' 9" (2.59m x 2.36m) having a dual aspect with tiled floor, fitted range of base and wall mounted units with space and plumbing for washing machine, tumble dryer and integrated fridge and freezer. Wall mounted gas fired boiler.

FIRST FLOOR LANDING

with recessed lighting.

BATHROOM

9' 0" x 6' 5" (2.74m x 1.96m) max with tiled floor, centre bath with mixer taps, low level wc, heated towel rail and pedestal wash hand basin.

BEDROOM

9' 1" x 8' 7" (2.77m x 2.62m) with window to front, fitted cupboards with hanging and shelving.

BEDROOM

14' 9" x 11' 9" (4.50m x 3.58m) having a dual aspect with loft access.

BEDROOM

10' 3" x 6' 9" (3.12m x 2.06m) with window to side, double wardrobe with hanging and shelving.

BEDROOM

10' 0" x 9' 4" (3.05m x 2.84m) with double doors to gallery over kitchen, Velux window, retractable tv, wardrobe, chest of drawers and built in storage.

EN-SUITE

6' 3" x 4' 8" (1.91m x 1.42m) with obscured window to side, tiled floor and fitted with a large tiled shower enclosure, fitted vanity sink unit with concealed cistern wc and heated towel rail.

OUTSIDE

The property is approached over a private driveway with a right of way to an area of private gravel parking for at least 4 cars. A pathway wraps around the property leading to the established gardens providing large areas of lawn with planted borders and specimen trees. There is an area of decking with GREENHOUSE and TIMBER SHED. There is a large patio off the kitchen and steps rising up to a further area of lawn. To one corner is a



DETACHED STUDIO

of irregular shape 17' 9" (5.41m) narrowing to 11' 3" (3.43m) x 14' 0" (5.41m x 4.27m) with bi-fold doors opening onto the patio and garden, recessed lighting, provision for a kitchenette with plumbing. SHOWER ROOM 4' 7" x 4' 7" (1.40m x 1.40m) with obscured window to rear and fitted with a corner tiled shower enclosure, wc with fitted wash hand basin, heated towel rail.



COUNCIL TAX

Rother District Council
Band D - £2,628.87

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.