



Masters Barn, Horns Comer,
Catsfield,
East Sussex,
TN33 9DU



Masters Barn,

Set down a long private driveway and enjoying southerly views over farmland is this brand new detached barn style property with generous accommodation, circa 350 sq.m. with up to 4 reception rooms and 6 bedrooms. There is extensive parking, a double car barn and approximately 1 acre of ground with an additional 7 acres available by separate negotiation.

Features

DETACHED BARN STYLE HOME

6 BEDROOMS

APPROX. 1 ACRE

CLOSE TO VILLAGE

EXTENSIVE PARKING

ENGINEERED OAK FLOORING

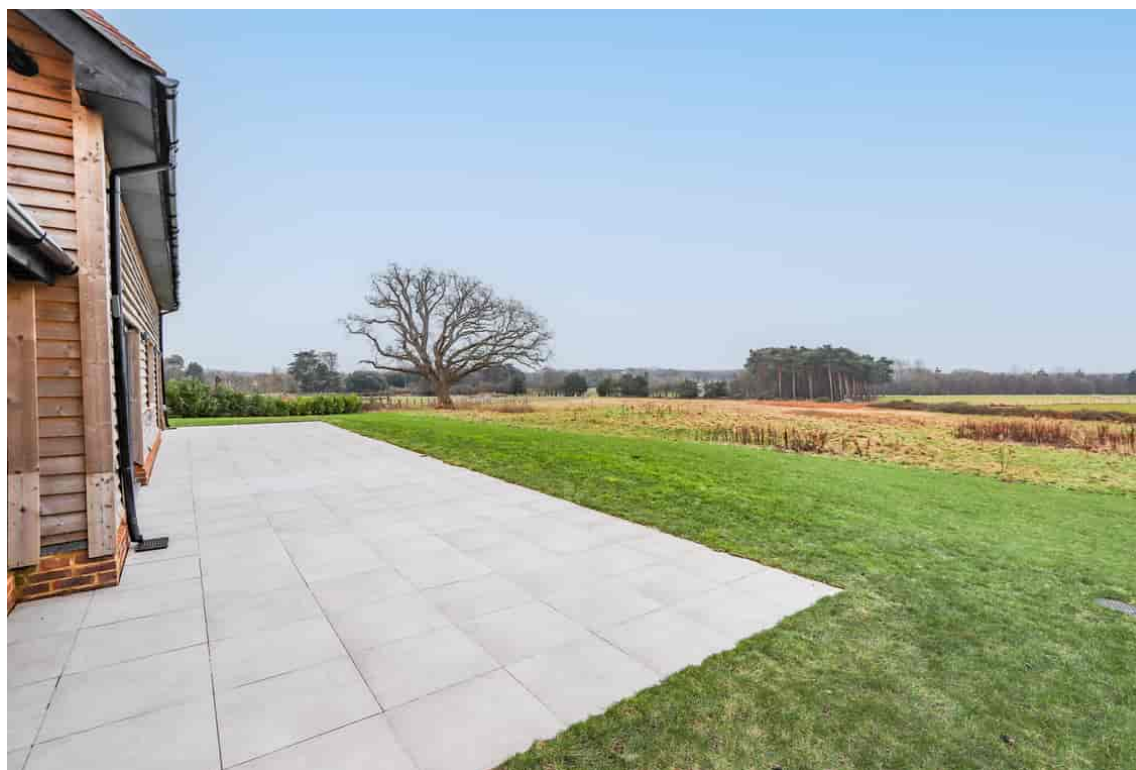
4 RECEPTION ROOMS

SOUTH FACING GARDENS

FURTHER LAND AVAILABLE

DETACHED CAR BARN

SOLAR PANELS



Description

Masters Barn is a highly efficient detached home that is ready for occupation and benefits from a 10 year builders guarantee. Viewing is essential to appreciate the secure and tucked away location that is within a short distance of the village and just a short drive to the historic town of Battle with mainline rail connections. Approached over a an impressive reception hall with double height glazing, a bespoke staircase rises to a glazed galleried landing above. Three of the four reception rooms enjoy southerly views, the main living room having a wood burning stove and bi-fold doors opening onto the patio and garden. At the centre of the property is a luxurious kitchen with integrated appliance arranged around a centre island with Minerva solid working surfaces and bi-fold doors. Over the first and second floor are 6 bedrooms, the main having a luxurious en-suite and dressing room, with a further family bathroom.

Built to the latest regulations, the property boasts high levels of insulation, air source heat pump, underfloor heating to the ground floor and bathrooms and Ecoya double glazed windows throughout. The specification continues with category 6 wiring and fibre broadband with USB sockets and a sprinkler system. The solar panels are set on the rear of the property and are pre-wired for battery connections and a car charging point within the car port.

Directions

From our office in Battle proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Proceed along for some distance passing The Squirrel public house and shortly after turn left signposted Catsfield. Proceed along for approx. 0.8 of a mile and the shared entrance to Masters Barn will be found on the right hand side. Continue down to the end of the driveway. [What3Words:///recitals.cheese.reboot](http://recitals.cheese.reboot)



RECEPTION HALL

14' 0" x 13' 5" (4.27m x 4.09m) an impressive double height glazed area with stairs rising to the first and second floors with an open gallery and glazed bannisters. A wide opening leads through to

DINING ROOM

17' 9" x 13' 5" (5.41m x 4.09m) with window to rear taking in views, two sets of glazed doors opening to the kitchen and living room

LIVING ROOM

32' 1" x 14' 2" (9.78m x 4.32m) (also accessed from the reception hall) a triple aspect room with bi-fold doors, recessed lighting, oak flooring and central fireplace with wood burning stove.

KITCHEN/BREAKFAST ROOM

27' 7" x 17' 10" (8.41m x 5.44m) having a double aspect with bi-fold doors opening onto the patio with views to the rear. The kitchen is arranged around a centre island that incorporates a 4 ring induction hob with integrated extractor fan and breakfast bar, wine cooler, power point and USB connectors. A further range of base and wall mounted kitchen units incorporating cupboards and drawers with integrated dishwasher, fridge, double oven and microwave. There is a good area of Minerva working surface with a 1 1/2 acrylic sink with mixer tap and drainer. The kitchen opens into the breakfast room enjoying a dual aspect.

UTILITY ROOM

12' 3" x 11' 0" (3.73m x 3.35m) a double aspect room with door to side, tiled floor and fitted with a range of base and wall mounted units incorporating cupboards and drawers with space and plumbing for washing machine and dishwasher, integrated freezer and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. There is a large area of quartz working surface.

BATHROOM

9' 8" x 5' 8" (2.95m x 1.73m) with obscured window to front, tiled floor and fitted with a white panelled bath, vanity sink unit with mirror above and cupboard concealing pressurised tank.

STUDY/BEDROOM

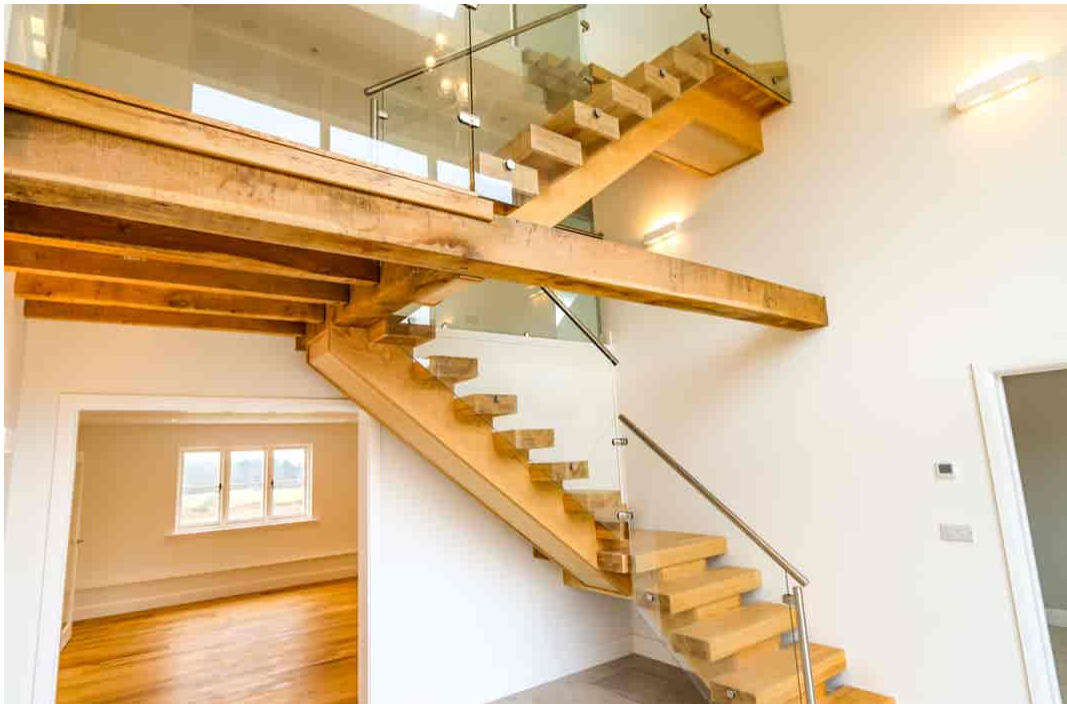
12' 3" x 9' 5" (3.73m x 2.87m) with window to front and range of cupboards housing the underfloor heating, multi-media connections, power and solar meters.

FIRST FLOOR GALLERIED LANDING

with views to the front, oak flooring and stairs rising to the second floor.

BEDROOM

14' 3" x 12' 3" (4.34m x 3.73m) a double aspect room with fitted shelving, sliding wardrobes.





BEDROOM

19' 5" x 14' 2" (5.92m x 4.32m) a dual aspect room opening into a dressing room measuring 13' 9" x 5' 1" (4.19m x 1.55m) with an extensive range of hanging and shelving. Door to

EN-SUITE

13' 9" x 7' 9" (4.19m x 2.36m) with Velux window polished tiled floor with underfloor heating, centre bath with shower attachment, his and hers vanity sink unit with mirror and shaving point above, low level wc and large shower enclosure with glazed screen and heated towel rail to side.

BEDROOM

16' 1" x 13' 8" (4.90m x 4.17m) with Velux window to rear, range of fitted cupboards with hanging and shelving.

FAMILY BATHROOM

10' 1" x 6' 2" (3.07m x 1.88m) with obscured window to side, tiled floor, tiled walls and fitted with a centre bath with free standing tap and shower, low level wc, vanity sink unit with mirror above, shaver point, enclosed shower cubicle and heated towel rail to side.

BEDROOM

14' 4" x 12' 3" (4.37m x 3.73m) with window to front and fitted with a range of sliding door wardrobes with hanging and shelving.



SECOND FLOOR BEDROOM

19' 0" x 15' 9" (5.79m x 4.80m) with Velux window to rear, recessed lighting.

BEDROOM

16' 0" x 15' 9" (4.88m x 4.80m) with Velux window to rear, eaves storage cupboard.

OUTSIDE

A large area of gravel driveway provides parking and access to the Car Barn measuring 21' 5" x 16' 6". The gardens wrap around with paved pathways and a large patio taking in views to the rear. Further land is available by separate negotiation.

COUNCIL TAX

Rother District Council
Band G - £3867 (2023/24)

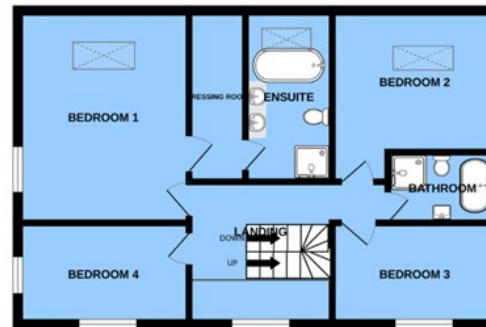
THE DEVELOPERS

This property has been built by Harlestone Homes. For more information or to see other properties they have built, visit their website: www.harlestonehomes.com.

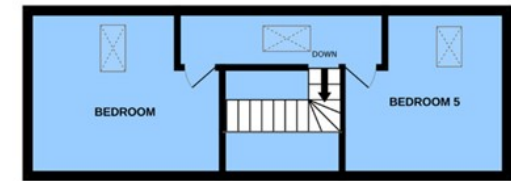
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	100	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

