



Ivy House,
The Green,
Catsfield,
East Sussex,
TN33 9DJ



The Green

A beautifully restored detached double fronted village house that retains a great deal of character and charm with generous and adaptable accommodation providing three reception rooms and four double bedrooms. The property enjoys large and established gardens with ample parking all backing onto open countryside and within a short walk of the village shop, pub and primary school and a short drive to Battle town centre.

Features

DOUBLE FRONTED HOUSE

4 BEDROOMS

BACKING ONTO COUNTRYSIDE

RECENTLY RESTORED

3 RECEPTION ROOMS

ESTABLISHED GARDENS

CLOSE TO LOCAL AMENITIES

AMPLE PARKING



Description

Viewing is essential to appreciate this beautifully restored detached double fronted village house that has recently been subject to a sympathetic restoration that now combines modern refinements with period charm. Approached through a portico entrance a panelled door leads to a reception hall with original quarry tiled floor that leads to the three reception rooms. All the rooms enjoy period fireplaces with decorative coving, dado rails, deep skirting boards and restored sash windows that provide a bright and airy feel. Both the kitchen and dining room open out onto the patio and garden and enjoy a lovely westerly aspect over adjoining fields. To the first floor are four bedrooms, all double, two sharing a Jack and Jill bathroom, as well as a separate family bathroom with traditional tiling and sanitary fittings. A real feature of the first floor is the dual aspect box bay gallery that enjoys the westerly aspect and connects to a bedroom that could be combined to be used as a bedroom suite. The rear gardens are large, predominantly laying level and partly set out as wild flowers. There are mown pathways that lead to the rear and enjoy the views over the adjoining fields. To the front is ample parking and the whole is situated within a short walk of the village shop, primary school and public house, and just a short drive to Battle town centre with a wider range of amenities and mainline station with regular services to London Charing Cross.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the second mini roundabout bear right into Powdermill Lane. Continue all the way along bearing left at the T junction towards Catsfield and the property will be found along on the right hand side opposite the Church Lane turning.

What3Words:///tastes.couch.sprouts



A PORTICO ENTRANCE LEADS TO

RECEPTION HALL

24' 1" x 6' 4" (7.34m x 1.93m) with stairs rising to first floor landing, under stairs storage, quarry tiled flooring, large understairs cupboard.

SITTING ROOM

14' 0" x 11' 3" (4.27m x 3.43m) with window to front, central cast iron fireplace with decorative mantel and granite hearth.

DRAWING ROOM

19' 8" x 14' 4" (5.99m x 4.37m) a dual aspect room with attractive tiled open fireplace with painted mantle.

DINING ROOM

14' 0" x 11' 4" (4.27m x 3.45m) a dual aspect room with double French doors opening onto patio and garden, quarry tiled flooring, central cast iron fireplace with decorative mantle.



UTILITY ROOM

11' 8" x 8' 2" (3.56m x 2.49m) with window to side, original brick paved floor, panelled cupboards and drawer units with shelving above, spaces and plumbing for appliances, storage cupboard.

KITCHEN

16' 9" x 9' 6" (5.11m x 2.90m) a dual aspect room with glazed door onto patio and garden, quarry tiled flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, dishwasher, fitted pan drawers, fitted microwave and space for a large oven range. The kitchen offers a large range of quartz working surface and incorporates a breakfast bar and double butler sink with mixer tap. Additional storage cupboard one with space for a fridge/freezer.

CLOAKROOM

fitted with a low level wc and wash hand basin with heated towel rail to side.

FIRST FLOOR LANDING

with loft access via a pull down loft ladder and archway leading through to



GALLERY/READING ROOM

9' 6" x 7' 10" (2.90m x 2.39m) An impressive box bay dual aspect room with window seat, connecting to bedroom, ideal as a suite.

BEDROOM

11' 10" x 9' 6" (3.61m x 2.90m) having a dual aspect, large linen cupboard.

BEDROOM

14' 0" x 11' 3" (4.27m x 3.43m) with window taking in views to the rear, central cast iron fireplace with painted mantel and large cupboard to side.

BEDROOM

14' 0" x 11' 4" (4.27m x 3.45m) with window to front, cast iron fireplace with painted mantel, double cupboard to side. Connecting to

JACK AND JILL SHOWER ROOM

8' 2" x 6' 4" (2.49m x 1.93m) with window to front, glazed shower cubicle with tiled enclosure, vanity sink unit with heated towel rail to side, low level wc.



BEDROOM

14' 5" x 11' 8" (4.39m x 3.56m) with window to front, central cast iron fireplace with painted mantle. Connecting door to Jack and Jill shower room.

FAMILY BATHROOM

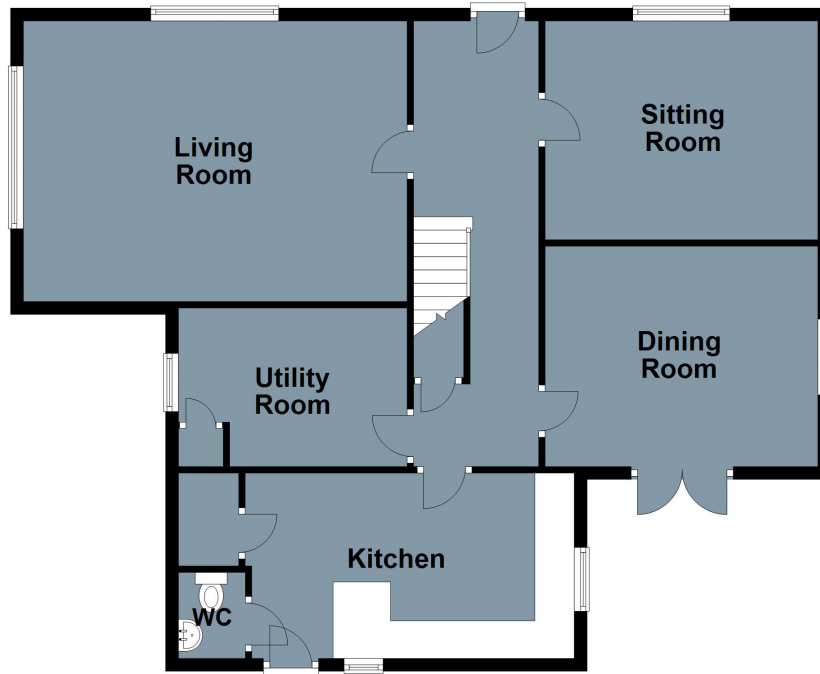
11' 8" x 8' 0" (3.56m x 2.44m) with window to side enjoying a centre bath with freestanding telephone taps and shower attachment, pedestal wash hand basin with tiled splashback, large glazed shower cubicle with tiled enclosure, low level wc.

OUTSIDE

The property is approached through a double gated entrance with a large area of gravel parking and turning. In addition a central pathway leads to the front door and to either side to the property. The rear garden is fence enclosed with a large area of patio that enjoys the westerly aspect. The garden is predominantly laid to lawn, interspersed with some established trees, partly left to wild flowers with mown pathways that lead to the rear and the whole backs onto open fields. To one side is the oil tank, which is fence enclosed.

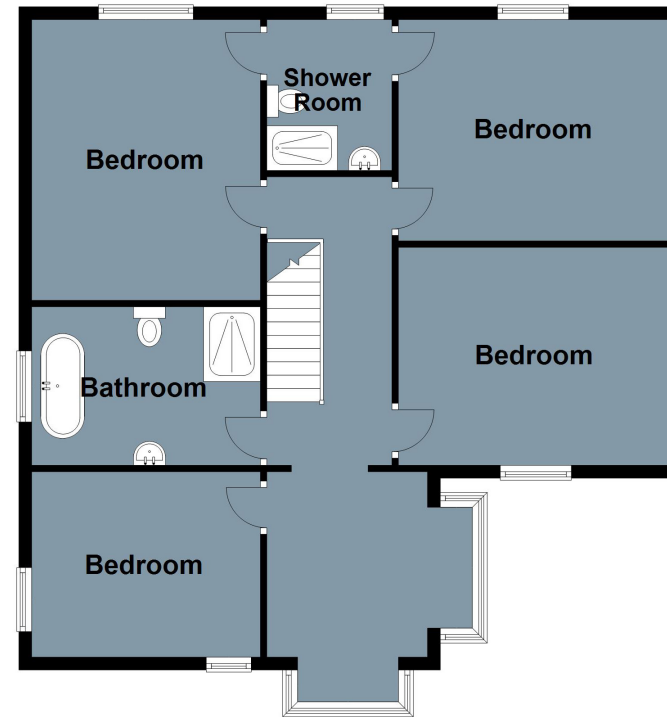
Ground Floor

Approx. 98.9 sq. metres (1064.0 sq. feet)



First Floor

Approx. 90.6 sq. metres (975.6 sq. feet)



Total area: approx. 189.5 sq. metres (2039.7 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

