



Eyton
Bexhill Road | Ninfield | Battle | East Sussex | TN33 9EE

FINE & COUNTRY

Seller Insight

“Bought two and a half years ago as a renovation project, this ready-to-move-in-to property has been extended beyond its original 1920s brick-build and finished to a high standard to provide excellent modern accommodation. Located on the south side of small East Sussex village Ninfield, the property lies four miles north of Bexhill-on-Sea and the same distance south-west of historic Battle. The current owner, who has lovingly restored 'Eyton', has worked hard to provide a quality blank canvas for someone to move in and stamp their own mark on the place. The period charm of the original building and the new extension work together in perfect harmony and make a home with great character, lots of light and plenty of space. The kitchen is vast and was designed to accommodate a large farmhouse table and sizable gatherings. The property, which is on the edge of the village, is surrounded by delightful countryside, with views at the rear being particularly beautiful – in spring Bluebells spill out of the woods into the field at the foot of the garden making it feel very idyllic,” says the owner.

Ninfield is well-served with a primary school, post office, shop, two churches and two exceptionally good near by gastro pubs. The surrounding area offers an excellent choice of private and state schools for all ages. There are good rail links to London's Charing Cross from nearby Battle, an upmarket town offering a wealth of independent shops and good places to eat out.

'It's a very attractive building which has been renovated, extended and decorated to a high-standard. It's a wonderfully spacious house with an impressively large kitchen/diner and a generous utility room ideal for country pursuits. There is a gravel drive, car port, room to park several cars, ready-to-plant flower beds, lawns and al fresco eating areas - one gravel patio boasts a fire pit-with wonderful views to the back.'

'My favourite room has to be the vast kitchen as it has a real wow factor – there's plenty of space to entertain large numbers of friends and family and the triple bi-fold doors make easy work of indoor to outdoor living.'

'I love looking out from the kitchen onto the herb garden and the open country beyond – the rustic post and rail fence made out of chestnut ensures the view is largely uninterrupted. The edge of village location is very peaceful with the overall area being wonderful for an outdoor lifestyle – there's great local provision for equestrians.'

*'The quality of lifestyle that can be lived here; good climate, easy access to many natural beauty spots, the coast and good local amenities. This is a wonderful house just waiting to be loved and made into a home.'**

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Eyton

This handsome property has been extended and renovated to create a wonderful family home. Backing onto fields, yet in a convenient location, the versatile accommodation is finished to an exacting standard throughout, with a newly fitted kitchen and new bathroom suites. The property boasts bespoke joinery which compliments the period features beautifully. View the feature fireplaces, exposed timbers and high ceilings. Recently re-wired with a new boiler and boasting aluminium double glazing including bi-folding doors to the rear garden. Cleverly designed, the extensions have created more living, entertaining and bedroom space.

RECEPTION HALL From the gravelled driveway, a gravelled path leads you to a brick-built veranda. Open the wooden door with glazed panel into the reception hall where a beautiful feature is the leaded, stained glass window to the side. Stairs ascend to the first floor. A cupboard opens to reveal a hanging rail and overhead storage and a wooden door leads into the reception room. Exposed, painted timbers to the ceiling.

SITTING ROOM A double aspect room with a bay window to the front and further windows to the side. A light and bright space with a feature fireplace offering a decorative surround. Exposed, painted ceiling timbers. A second staircase ascends to the secondary landing with desk under. Glazed, double doors open into the dining room.

DINING ROOM A great place to formally entertain, the dining room is open plan to the kitchen/breakfast room. Steps lead down to the newly fitted kitchen. Textured window to the side and wooden door to the utility room.

KITCHEN/BREAKFAST ROOM A newly fitted kitchen with appliances including a Lamona fridge, Lamona freezer and Lamona dishwasher. A Rangemaster oven with gas hob has an extractor fan over. There are a range of wooden wall and base units with a quartz worksurface over. In addition, the kitchen offers a range of display shelving and a 1 ½ bowl sink with etched draining board. The beautiful atrium roof is set with atmospheric lighting and the bi-folding glazed doors open to the garden. Limestone tiled floor and bespoke radiator.

REAR HALL A great place to store boots and coats. This room is accessed via the newly constructed carport or the kitchen. There is a window onto the garden and a wooden door to the cloakroom.

CLOAKROOM Fitted with a low level wc and wash hand basin with mixer tap over. Limestone tiled flooring.

UTILITY ROOM Accessed via the reception hall or the dining room the utility is positioned at the side of the property. It offers wooden base units with an inset butler sink, with space for a washing machine and tumble dryer. In addition, there are three storage cupboards, one fitted with an internal radiator. Window to side, limestone tiled flooring.

FIRST FLOOR LANDING Ascend the main staircase from the reception hall and you will find recessed shelving with lighting on the first-floor landing. Loft access. Wooden doors into two double bedrooms and the family bathroom.

MASTER BEDROOM A window to the front keeps this room light and bright. There is a cast iron feature fireplace with a tiled hearth, recessed lighting and contemporary wall lights. An opening leads into the dressing room.

DRESSING ROOM Fitted with an extensive range of bespoke hanging and shelving space with lighting. Window to the front.

FAMILY BATHROOM A newly fitted suite with a textured window to side. Comprising a tiled shower unit with chrome controls, a wash hand basin with display shelving over, a panelled bath with telephone style taps, a low level wc and radiator with rail over. Painted wooden flooring and tiled walls to half height.

BEDROOM TWO A double bedroom accessed from the first-floor landing or the secondary landing at the rear. There is a cast iron, feature fireplace with a tiled hearth. A storage cupboard with a lit display unit above. Window to side and a borrowed light window over the secondary staircase.

SECONDARY LANDING Accessed via the second staircase from the sitting room. Automatic lighting. Stairs to the second floor and doors to bedroom three and the shower room.

BEDROOM 3 A double bedroom with a window offering rural views to the rear. Under stairs storage.

SHOWER ROOM A shower room with a window to rear. Fitted with a tiled shower, a low level wc and a wash hand basin inset into a cabinet with a lit, mirrored cabinet above.

BEDROOM 4/STUDY Situated on the second floor, this versatile room can be used as a bedroom or as a study. Exposed brick wall and wall lights. Window to the side. Fitted with a bespoke desk unit.





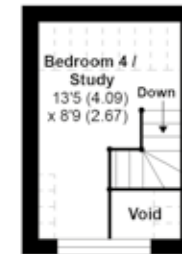
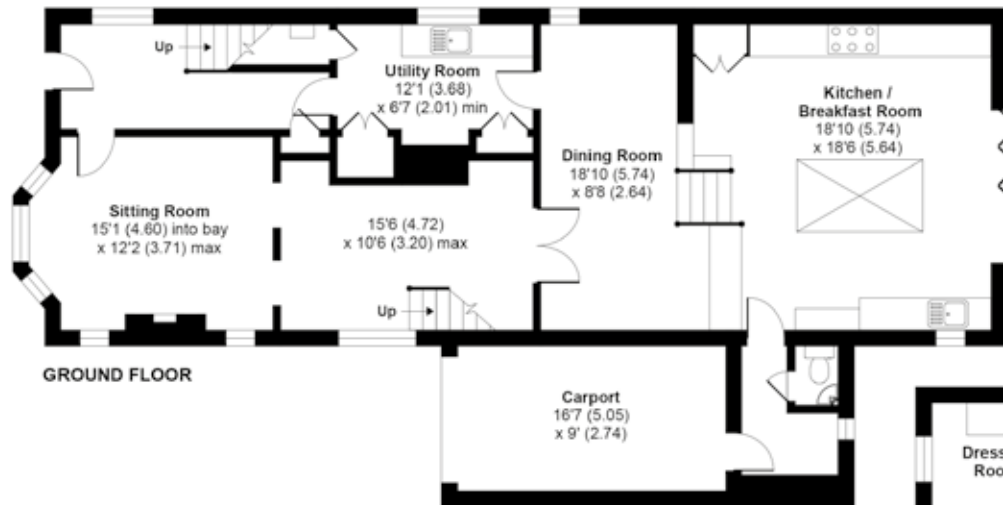
EXTERNALLY This handsome, detached property is approached through impressive brick piers with a gravelled parking area leading down the side of the property to a newly constructed carport. The front driveway has been fitted with lighting that can be turned on by remote. At the rear, you will discover beautiful gardens with a large stone terrace and two lawned areas. The current vendors have planted a herb garden to the side and have built a firepit in the furthest lawn. The rear garden is fitted with a range of lighting and can be accessed through the aluminium bi-folding doors from the kitchen. At the bottom of the garden is the neighbouring field which is grazed by horses and a footpath to the side leads into the woodland beyond.

LOCATION Situated between Battle, 4.7 miles and Bexhill, 3.1 miles, this property enjoys a rural feel to the rear, backing onto fields grazed by horses and scattered with bluebells. Boasting great links for commuters, a 6 mile drive will take you to the A21 or travel just 4.3 miles to Battle train station. For shopping Battle is an historic and charming market town that has grown up around Battle Abbey. The high street provides an eclectic mix of shops and facilities and is a wonderful place to explore.



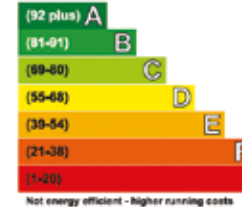
Bexhill Road, Ninfield, Battle

APPROX. GROSS INTERNAL FLOOR AREA 1967 SQ FT 182.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID & CARPORT)



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
31	58

Denotes restricted head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Fine & Country
Tel: +44 (0)1580 715000
cranbrooksales@fineandcountry.com
11 High Street, Cranbrook, Kent TN17 3EB

