

MADE



1 Standard Hill Cottages Standard Hill

Ninfield, Battle, TN33 9JU

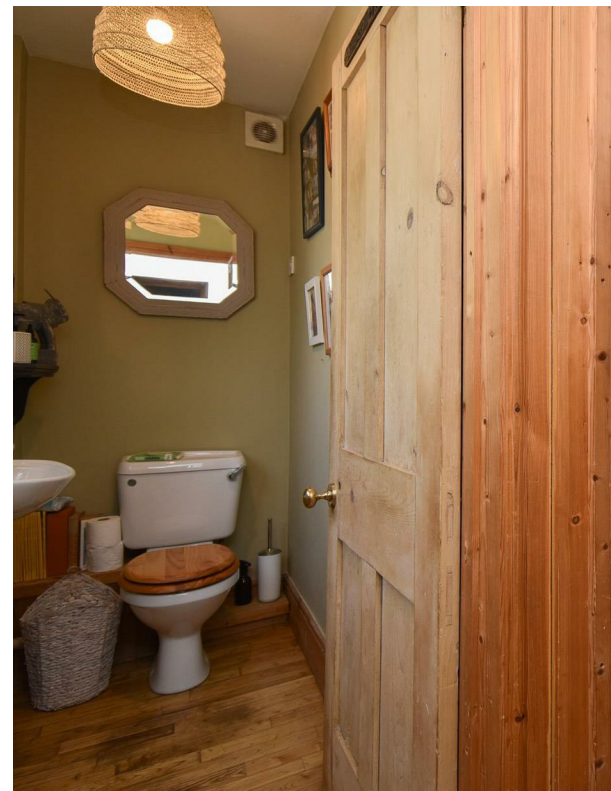
Offers in excess of £480,000



1 Standard Hill Cottages

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A charming four bedroom SEMI-DETACHED COTTAGE with OFF ROAD PARKING located in a RURAL SETTING in the Village of Ninfield, within easy reach of the Historic Town of Battle where there are a range of local shops and inside the catchment area for Claverham Community College making this perfectly placed for family life. The accommodation here is arranged as a BRIGHT LIVING ROOM positioned at the rear of the property enjoying double doors giving access to the garden and leading through to the generous KITCHEN/BREAKFAST ROOM where there is ample storage and worktop space. The second reception room sits at the front of the property providing plenty of room for a full dining table and there is also a UTILITY ROOM and office off of the kitchen along with a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses FOUR BEDROOMS, three of which are double rooms together with a STYLISH FAMILY BATHROOM where there is a bath and shower over. The rear garden is a particular feature here, it offers a large patio area off of the living room making this the perfect spot to DINE AL-FRESCO followed by a GENEROUS EXPANSE OF LAWN housing a swimming pool, a summerhouse and a handy outbuilding for additional storage while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles. This property boasts a spacious LOFT SPACE that would suit conversion to further accommodation which would also enjoy stunning views

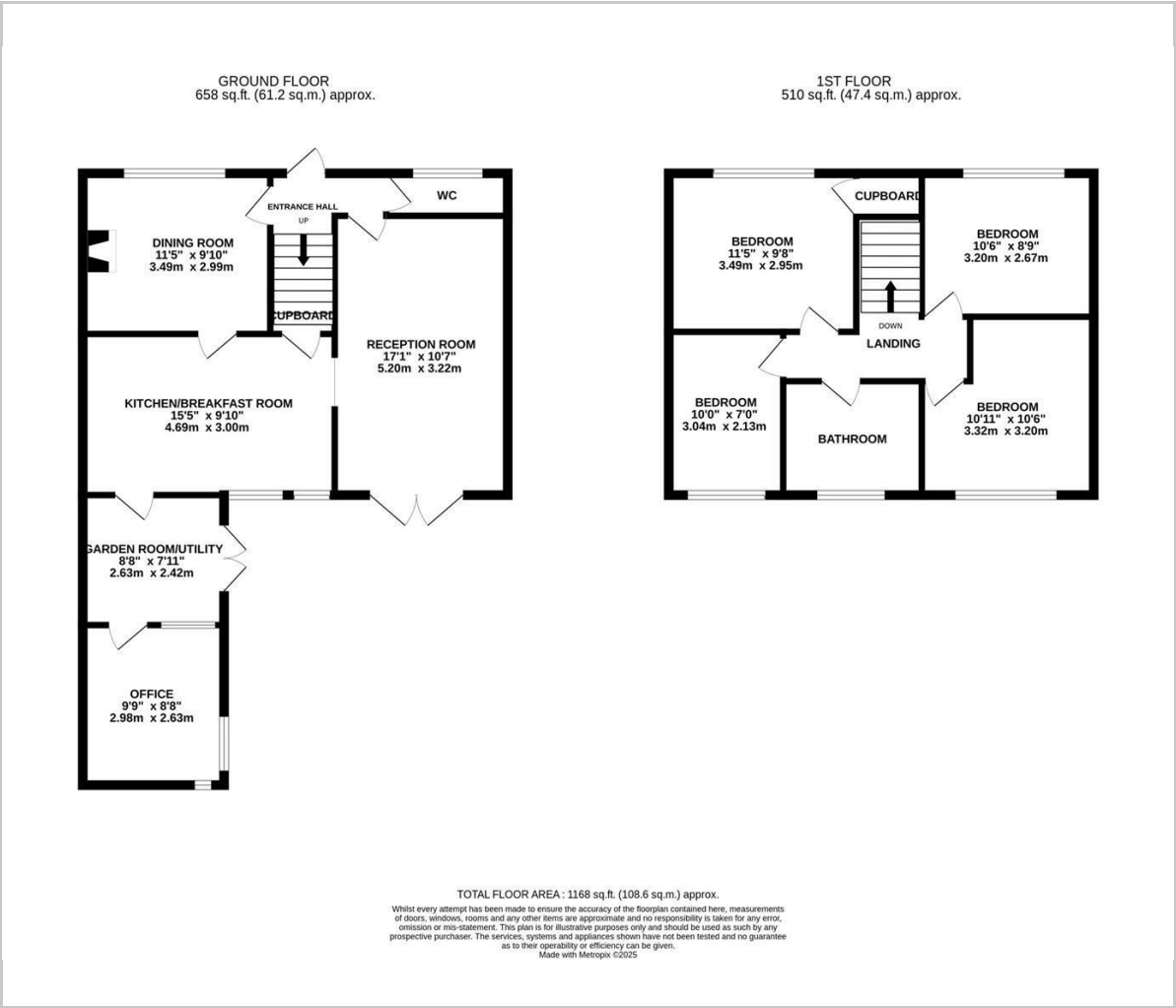




subject to gaining all relevant consents. Set in a QUIET LOCATION, this fantastic property would make the perfect family home and is not to be missed.



Floor Plan



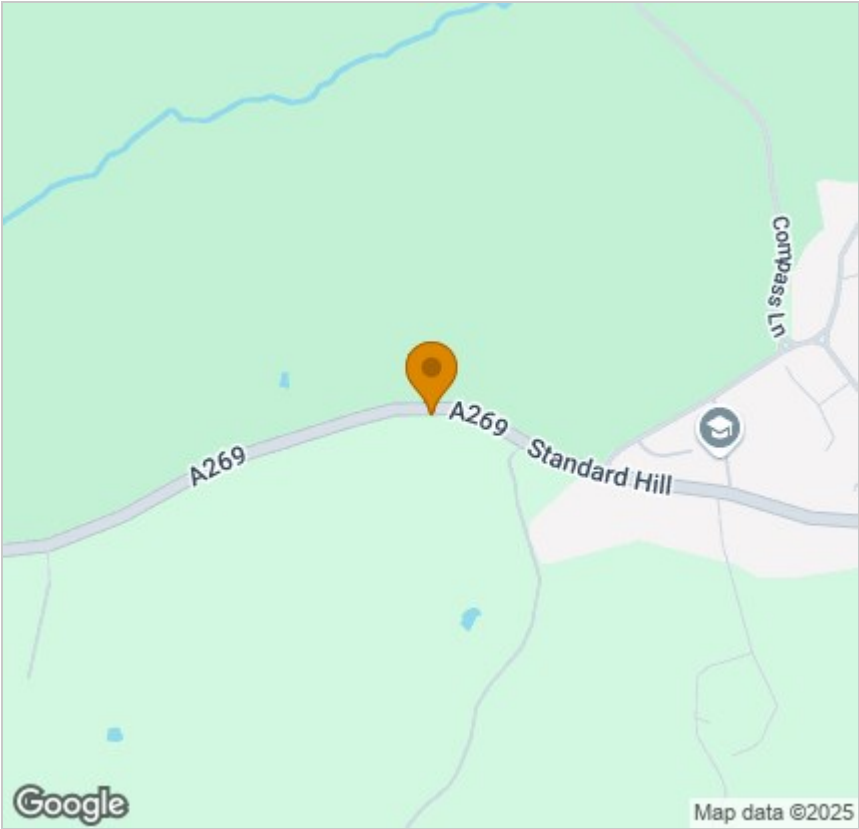
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

