



Standard Hill, Battle TN33 9JU

Offers in excess of £465,000



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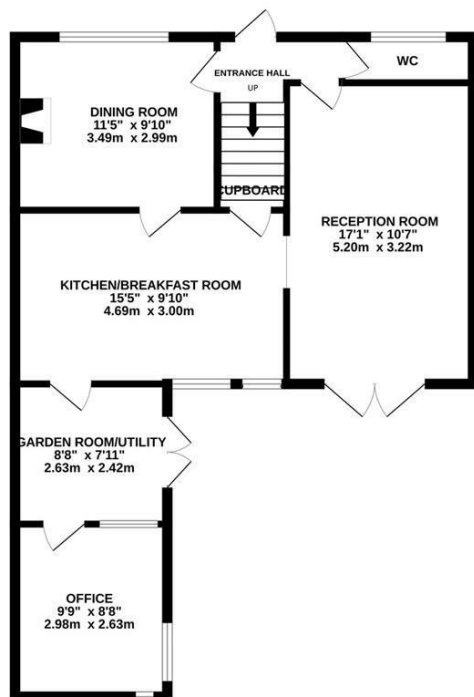
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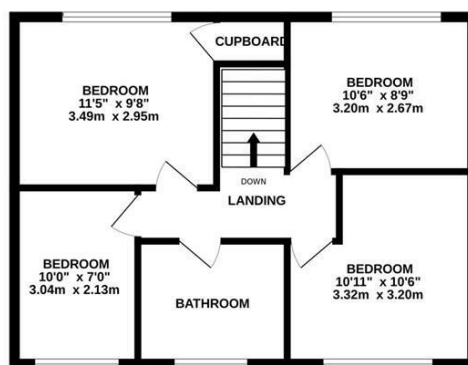
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A charming four bedroom SEMI-DETACHED COTTAGE with OFF ROAD PARKING located in a RURAL SETTING in the Village of Ninfield, within easy reach of the Historic Town of Battle where there are a range of local shops and inside the catchment area for Claverham 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

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.6 sq.m.) approx.

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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