



PAUL STRIPP

Agmerhurst Cottage, Ashburnham,
TN33

🛏️ 3 🚿 2 🚗 3 📏 1402 sq ft

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ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



Seeking stunning views daily? This home offers AONB panoramas, fireplace, reception room with patio access, downstairs shower, garden, family bathroom, ample storage, natural spring water, garage, and 3-car parking.



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Key Features

- Spacious living room with black hearth feature fireplace and bay window
- Partially tiled kitchen with wooden units, original Rayburn, and breakfast bar
- Dining area with picturesque views and direct kitchen access
- Second reception room with patio access, presenting incredible views
- Three bedrooms, including a sizeable front-aspect master with fitted units
- Fully-tiled family bathroom with walk-in shower and modern fixtures
- Potential to extend or convert the power-supplied garage (STPP)
- Driveway with space for three cars
- Stunning garden with patio and lawn overlooking the beautiful Ninfield valley





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Upon entry, you are greeted by a warm porch area with a convenient cupboard for meter storage and a radiator. Straight ahead, a flight of stairs leads to the upper level. To your right lies the spacious living room, its character enhanced by a central wooden beam, an oak-framed bay window, and a striking fireplace featuring a black hearth and oak surround. The dining area, with a window overlooking the rear patio, provides a cosy ambiance, complete with a radiator, carpet, and natural wood skirting.

To the left of the porch, a hallway guides you to a WC and a second carpeted reception room, boasting natural wood skirting and sliding doors that lead onto a terrace. An adjoining room houses a walk-in shower, WC, and sink. The shower area is distinguished by modern grey tiles set against partial blue tiling.

The kitchen, accessible from the dining area, showcases partially tiled walls in a two-tone design, a sleek grey marble-effect vinyl floor, wooden units, and a white work surface (to be confirmed). Original Rayburn, nestled within a charming brick surround, adds a touch of historical charm. There are feature beams on the ceiling and a side door leading to the patio and breakfast bar area enhance the room's character.

The upper level accommodates three bedrooms. The first is a rear-aspect double room, the second is a single room, fitted with units and offering a delightful view of the landscape, with potential to convert into a double by removing the units. The front-aspect principal bedroom is a spacious double room featuring an array of fitted units.

The fully tiled family bathroom, fitted with a walk-in shower, WC, towel radiator, and a window, serves the bedrooms on this floor.

Externally, the property includes a garage offering potential for conversion or extension (STPP) and a driveway capable of comfortably accommodating three cars. The property enjoys a free natural spring water supply and the opportunity to tap into the mains water supply should you wish to. A septic tank is shared with the neighbouring property. The garden, with its patio and lawn, presents an unmatched view over the valley separating Kitchenham Road and Standard Hill in Ninfield.





Main bedroom

The main bedroom is a spacious triple aspect double bedroom with fitted wardrobes and incredible views overlooking the garden and surrounding area.

Bedroom

There is a further large double bedroom on the front aspect, good size double.

Bedroom

Stairs to the final bedroom which is a generous size double bedroom attic room with storage in the eaves.

Outbuildings, including three stables and storage barn with a water supply.

There is also a summer house and a detached garage.

The garden is stunning, with lawn surrounded by woodland which is believed to have been a medieval quarry, used to supply stone to Battle Abbey. There are meandering paths through the gardens and woodland and a stream that runs through. The land surrounded the garden, house and woodland in a horse shoe shape and the whole site is believed to be around 7 acres. From various points on the land the views are spectacular.

Located in the heart of East Sussex, Battle is a picturesque town rich in history and modern amenities. Famous for the iconic Battle Abbey and the 1066 Battle of Hastings, this charming locale offers a blend of traditional shops, fine dining, and outdoor activities. With excellent schools, healthcare facilities, and transport links to Hastings and London, Battle is perfect for families and professionals alike.

Additional Information:

Services: Oil heating, electric, mains water, and private sewage system.





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Floor 0



Floor 1



Approximate total area⁽¹⁾

1424.22 ft²
132.31 m²

Reduced headroom

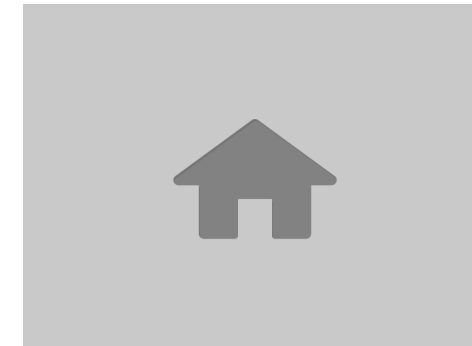
3.86 ft²
0.36 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band:
Council Authority:

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