



Darwell Hill, Battle, TN33

£700,000

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Gated family home in Netherfield offering spacious living over two floors plus a self-contained annexe. Includes four double bedrooms, multiple reception areas, and extensive garden with lawn and outdoor entertaining space

Main House-Kitchen / Dining Room-Installed in 2016, the kitchen features a central island with an induction hob, cream units with a subtle sparkle, and quartz marble-effect worktops. Integrated appliances include a fridge freezer and dishwasher. The dining space benefits from a tall white radiator, vaulted ceiling at the kitchen end, and stone tiled flooring throughout.

Hallway-Stone tiled flooring continues from the kitchen into the hallway, which connects the main living areas and houses the front door and staircase. A radiator provides warmth, and the layout offers a natural flow into adjoining rooms.

Front Office-Located at the front of the house, this office enjoys views over the driveway and features oak wood flooring and built-in cupboards—ideal for remote work or a study area.

Living Room-A well-proportioned reception space with oak wood flooring, a log burner set into a black marble hearth, and double doors opening onto the rear garden. A further door leads to the conservatory.

Conservatory- A bright and flexible space with a stone floor and direct access to the rear garden—perfect as an additional sitting area, garden room, or hobby space.

Versatile Reception Room- Connected to the living room, this adaptable room can serve as a snug, additional office, dining room, or even a guest bedroom. It features oak wood flooring, a radiator, and double glazed windows.

First Floor-Bedroom 1 – Master-A spacious dual-aspect double room with red carpet, built-in wardrobes, and an en-suite shower room. The en-suite includes a walk-in shower with rain head and handheld attachment, pedestal sink, and beige carpet flooring.

Bedroom 2-A generous double bedroom with striped carpet, radiator, and double glazed window overlooking the driveway.

Bedroom 3-Another double room with a purple carpet, radiator, and window enjoying far-reaching views to the front of the property.

Bedroom 4-Double room overlooking the front, with built-in storage, cream carpet, radiator, and double glazed windows.

Family Bathroom-Fully tiled in white, the bathroom includes a bath with shower over, pedestal sink, and black panel along the bath side. White tiled flooring continues the clean, neutral finish.

Landing-Cream carpeted throughout with airing cupboards for storage. A fitted loft ladder gives access to a partly boarded loft space.

Self-Contained Annexe- Perfect for guests, extended family, or even as a rental opportunity, the annexe has its own private entrance and internal layout:

Living Room-Wood-effect laminate flooring, three good-sized storage cupboards (housing the boiler and utility meters), and French doors out to the driveway.

Kitchen - Grey wall and base units with a white sink and laminate worktops, gas hob, double oven, Velux window, and space for a dishwasher, washing machine, and fridge freezer.

Bedroom with En-Suite -Double bedroom with beige carpet, radiator, built-in cupboards, and double glazed window. The en-suite includes a stone tiled floor, walk-in shower with chrome fittings, pedestal sink, towel rail, and spotlights.

Office A second room within the annexe with beige carpet, radiator, and built-in cupboard—ideal for use as a small office or hobby room.

Cloakroom-Downstairs WC with stone tiled flooring, pedestal sink, and toilet.

Entrance Hall -Separate entrance into the annexe, featuring stone tiled flooring, radiator, and a double glazed window.

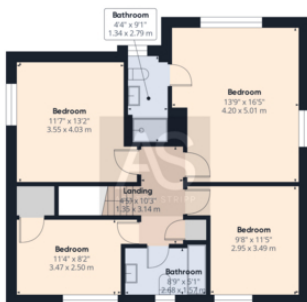


- Self-contained annexe with bedroom, kitchen, living room, and WC
- Electric gated entrance with block-paved driveway for 3–4 vehicles
- Main house with four bedrooms and three reception rooms
- Vaulted kitchen/diner with quartz worktops and integrated appliances
- Separate office and versatile ground floor reception space
- Log burner in lounge with access to conservatory and garden
- Master bedroom with en-suite and built-in storage
- Family bathroom with fully tiled walls and shower over bath
- Rear garden with paved patio, koi pond, lawn, and decking
- Gas central heating and partly boarded loft with ladder access





Floor 0



Floor 1



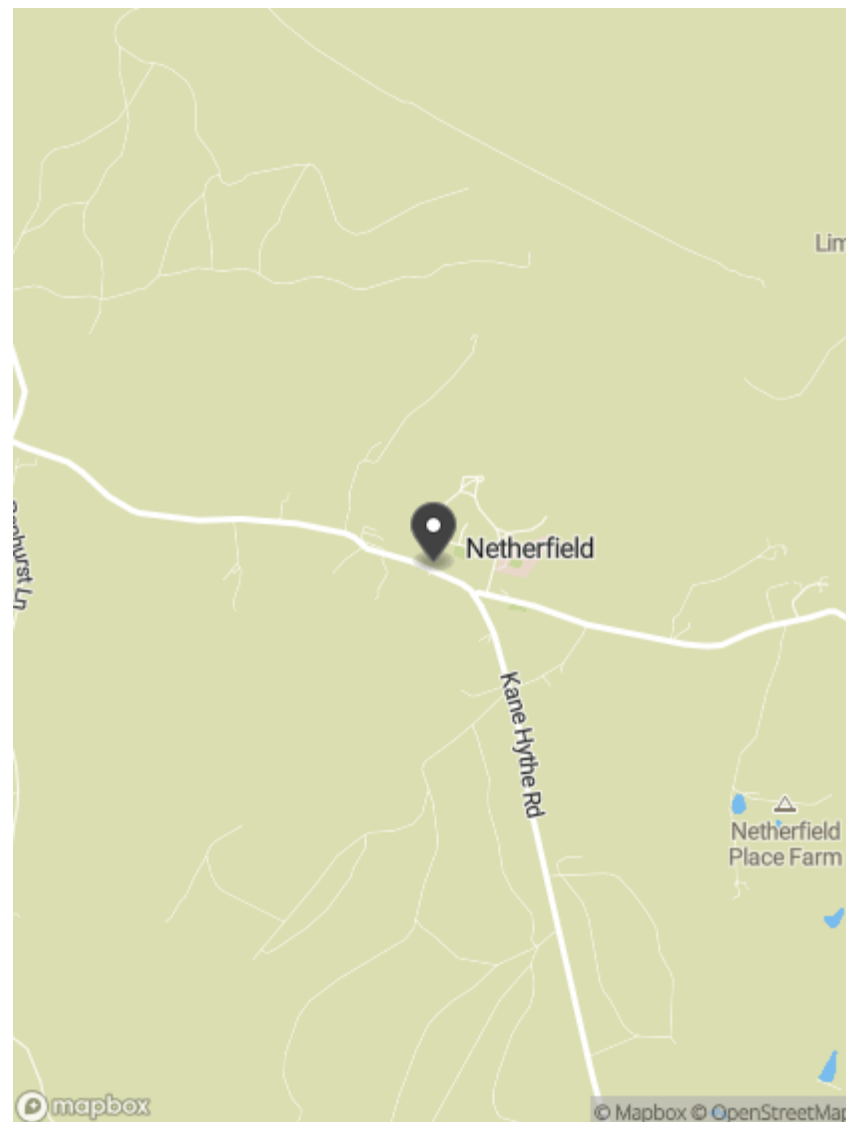
Approximate total area¹⁾
2688.2 ft²
249.74 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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