



## 1 Stone Cottage Standard Hill, Ninfield

£585,000 Freehold

A beautifully renovated 3/4 bedroom cottage with vaulted kitchen, wraparound gardens, three-bay oak garage and a superb workshop. Perfectly placed between Ninfield and Boreham Street, it offers calm rural living with brilliant access to Eastbourne, Bexhill and Battle



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Tucked just off Standard Hill between Ninfield and Boreham Street, this beautifully updated cottage balances timeless character with practical versatility. From the stained glass porch to the vaulted kitchen and wraparound gardens, every detail has been carefully curated. Think morning light through Velux windows, evenings beside a log burner, and summer days shared under the trees by the pond. Inside, pine and wooden floors run throughout, linking spaces with warmth and consistency. The handmade kitchen forms the heart of the home, with bespoke oak cabinetry, a butler sink, and a stunning vaulted ceiling that brings both volume and natural light. A circular stained-glass window above the sink adds a charming focal point. Adjacent lies the boot room with its own stable door and stained-glass details – perfect for country living.

The dual-aspect living room invites relaxation with a log burner at its centre and doors opening directly to a patio seating area. A second fireplace warms bedroom 4/snug/study. Three double bedrooms are all well-proportioned, the principal front-facing with a feature fireplace, while the family bathroom offers classic fittings and a rainfall shower.

Beyond the house, the lifestyle offering truly shines. Wraparound gardens feature patio areas, a vegetable patch, compost zone, lawned sections, mature trees, and a charming brick and timber greenhouse. A substantial 10m x 5m timber workshop offers powered workspace for creative or practical pursuits. The recently constructed oak-framed three-bay garage features an insulated, plasterboarded upper floor with Velux windows, electric and lighting. While currently designated for storage use, it offers excellent potential for future conversion – such as a studio, guest suite or home office – subject to obtaining the necessary planning consents.

Behind the garage, the land offers potential for further development, subject to the necessary planning consents, with planning advice currently being sought.

The cottage sits in a semi rural pocket with easy access to Eastbourne, Bexhill, and Battle. Ninfield village offers a shop, pubs, doctors, primary school, and playing fields, while nearby Boreham Street has its own well-regarded pub and shop. Battle, under 15 minutes' drive, provides direct train links to London Bridge and Charing Cross in around 1 hour 20 minutes. Highly regarded schools are close by, including Claverham, Battle Abbey, Claremont, and St Bede's. For walkers and outdoor enthusiasts, the area is crisscrossed with footpaths and framed by countryside views





- Detached 10m x 5m powered workshop ideal for studio or storage
- Handcrafted oak kitchen with vaulted ceiling, Velux windows & stained glass
- Beautifully renovated with pine and wooden flooring throughout
- Wraparound gardens with lawn, pond, greenhouse and patio zones
- Beautifully renovated 3/4 bedroom character cottage
- Dual-aspect living room with log burner and garden access
- Flexible 4th bedroom/study/snug with additional fireplace
- Recently built oak-framed three-bay garage with insulated upper floor, offering conversion potential (STPP)
- Additional land behind the carport with scope for further development (subject to planning)
- Semi-rural location between Ninfield and Boreham Street with excellent road links to Eastbourne, Bexhill and Battle



Standard Hill is a sought-after semi-rural location on the edge of Ninfield, offering a peaceful setting surrounded by countryside while remaining conveniently placed for everyday needs. The village provides local shops, schooling and amenities, with Battle and Bexhill close by, offering mainline rail services, a wider range of facilities and access to the coast.





Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 3



Floor 1 Building 3



**Approximate total area<sup>(1)</sup>**

2374 ft<sup>2</sup>

220.7 m<sup>2</sup>

**Reduced headroom**

172 ft<sup>2</sup>

16 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**

399 ft<sup>2</sup>

37.1 m<sup>2</sup>

**Reduced headroom**

172 ft<sup>2</sup>

16 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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