



AS

ASHTON STRIPP

Little Orchard Marlpits Lane, Ninfield

In Excess of £599,950



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Little Orchard Marl pits Lane

Ninfield, Battle

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stunning semi-detached property with private driveway and idyllic countryside setting
- Studio with its own en-suite and separate access
- Shaker-style kitchen with Dekton worktops and range cooker
- Dining area with built-in bench seating and beautiful garden and country views
- Main bedroom with fitted storage and large en-suite with roll-top bath
- Additional family bathroom and en-suite to second double bedroom
- Landscaped garden with patio, hot tub platform and bar seating
- Oak-framed carport with workshop/storage beneath
- Located on the Ninfield/Catsfield border, close to village primary schools, Claverham secondary school, shops and Battle station (10 mins) or Polegate Station (20mins)
- Three double bedrooms





Stunning semi-detached three-bedroom home on the edge of Ninfield with far-reaching views, a separate studio above the carport with bathroom and shower, and a thoughtfully designed interior. A flexible and well-finished property, that feels like a detached home in a quiet rural setting.

Located on the rural edge of Ninfield, close to the Catsfield border, this unique home offers well-balanced living space, extensive countryside views and a self-contained studio above a timber-framed carport. The property has been updated with care and includes flexible layouts both inside and out.

The ground floor centres around a smart shaker-style kitchen, fitted with Dekton worktops, a butler sink, and a range cooker with induction hob. It opens into a dining area with built-in seating (and storage), and connects to a warm and welcoming living and dining space with a working open fireplace and deep windows overlooking the front garden.

Upstairs in the main house are three double bedrooms, including a principal suite with an en-suite bathroom featuring a roll-top bath, walk-in shower, and tall windows that help maximise the impressive views. A second en-suite and a family bathroom serve the remaining bedrooms, and there is an additional ground floor shower and WC.

The garden has been landscaped to create several usable zones, including a large lawn, dining terrace, hot tub platform, and raised bar seating. Beyond the garden, the oak-framed carport includes a ground floor store and an upper-level studio with its own en-suite — ideal for guest use, home working or therapy space.

Set back from the road with a private driveway, the property is quietly positioned but remains within easy reach of Battle, local schools, and countryside walking routes.

Council Tax band: D



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1388 ft²
128.9 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RCSI PMAS 3C standard.

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Floor 0 Building 2



Floor 1 Building 2

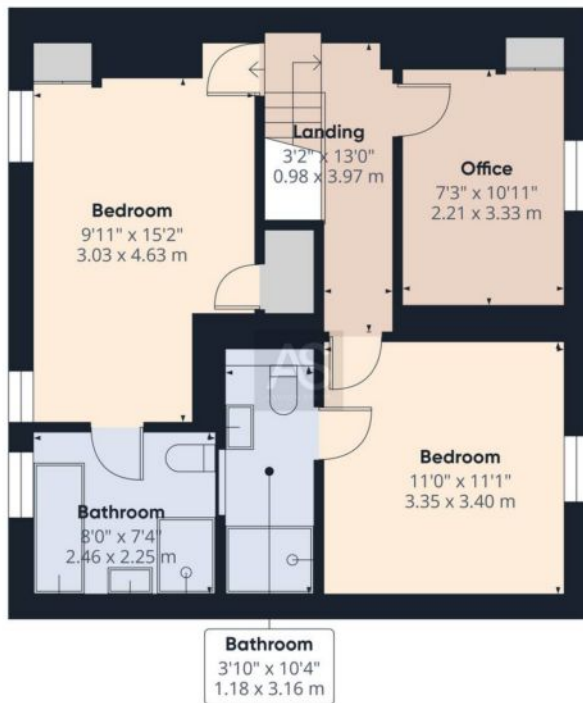


Approximate total area[®]
501 ft²
46.5 m²

(1) Excluding balconies and terraces

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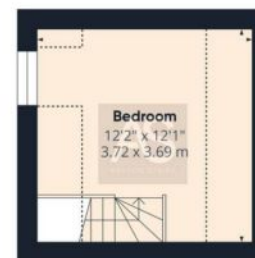
GRAFFI 360



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area[®]
693 ft²
64.4 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 illustration purposes only. Calculations are based on RCSI PMAS 3C standard.

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Approximate total area[®]
194 ft²
18 m²

Reduced headroom
46 ft²
4.3 m²