



AS

ASHTON STRIPP

Netherfield Hall Netherfield Road, Netherfield

Guide Price £1,000,000



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Netherfield Hall Netherfield Road

Netherfield, Battle

Council Tax band: TBD

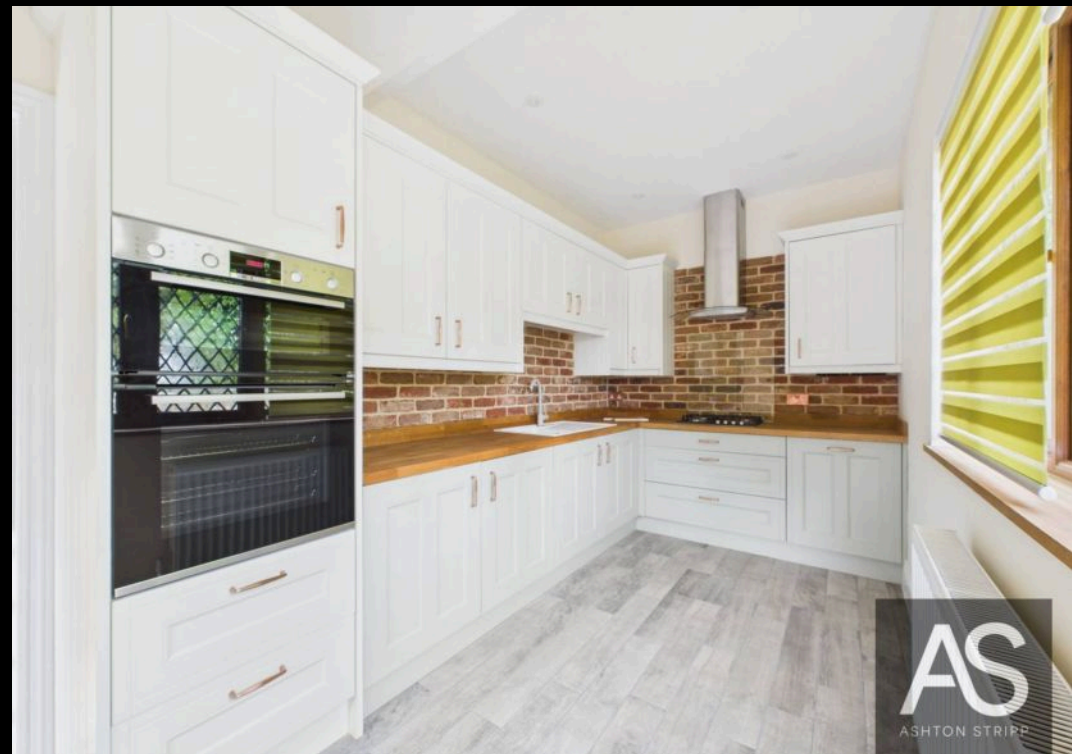
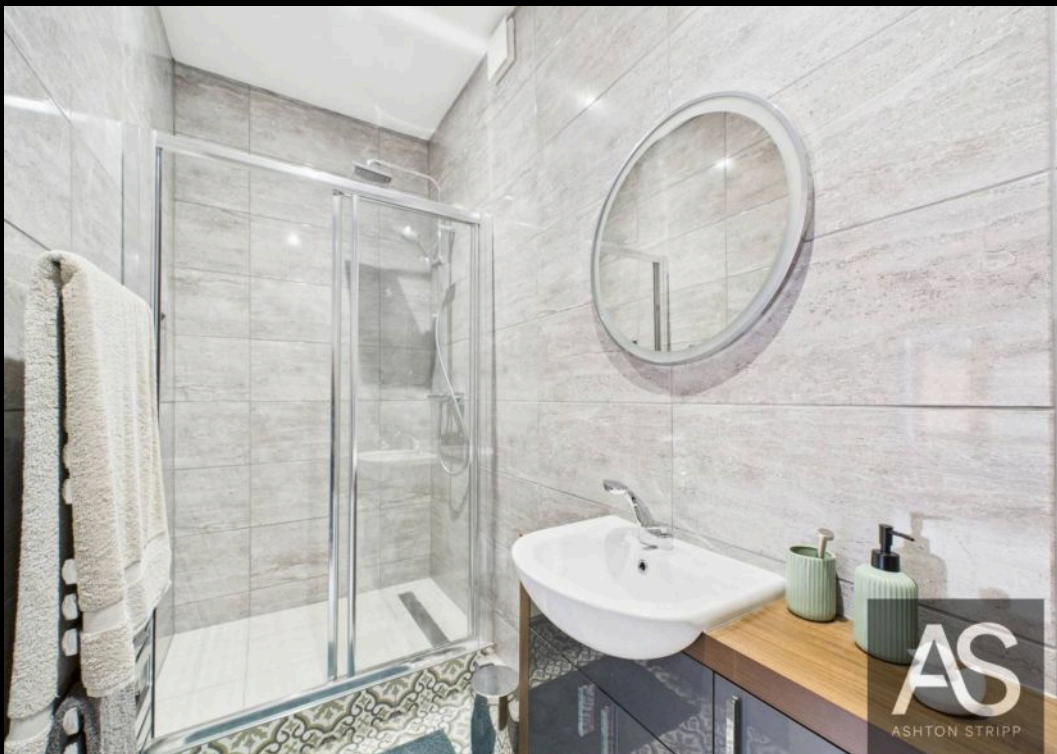
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached four-bedroom single-storey home with flexible layout and stylish finishes
- Self-contained one-bedroom annexe with kitchen, living space, and en-suite
- Vaulted kitchen/dining room with granite worktops and integrated Neff appliances
- Spacious living room with bay windows, log burner, and oak flooring
- Principal bedroom with en-suite, built-in wardrobes, and views to the church
- Limestone-tiled bathroom and en-suite, both with underfloor heating
- Landscaped rear garden with large lawn, pond, and oak-framed hot tub gazebo
- French doors from hallway and office leading directly onto garden decking
- Oak-framed double garage with power, lighting, and loft storage above
- Side access on both sides and direct gated access to woodland







Detached 4-bed home with 1 bedroom annexe, oak-framed garage, and landscaped garden backing onto woodland. Stylish interiors, vaulted kitchen/diner, two log burners, home office, and side access both sides. Includes hot tub under oak gazebo and woodland gate.

Just opposite the village church, this detached home offers a rare combination of considered design, flexible accommodation, and beautifully landscaped outdoor space — all set within a peaceful village setting that backs directly onto woodland.

An oak-post-lined gravel driveway welcomes you in, with a grey stone patio and neat front lawn setting the tone. Gates to the side open into a private courtyard area, where you'll find the detached annexe, oak-framed double garage, and access to the attic space above the main house.

Step through the front door into a striking entrance hall, where oak floors, exposed beams, and a brick fireplace with slate hearth and log burner immediately create warmth and character. Natural light pours through glazed double doors that open directly onto the main garden decking, drawing your gaze through to the outdoors.

To the left, the living room is bright and inviting with two generous bay windows providing a triple aspect, oak flooring, and another log burner with a brick surround and stone base — a perfect space to gather or unwind.

Also off the hallway is a dedicated office with French doors (featuring leaded glass) that open straight onto the garden decking — ideal for home working or simply enjoying the view.

At the heart of the home, the kitchen and dining area combine functionality with finish. Oak cabinetry, black sparkle granite worktops and black tiled flooring set the palette. A central island with a five-burner gas hob, integrated extractor, power points, and storage creates a natural hub. Neff appliances are integrated throughout — two ovens, a microwave, coffee machine, proving drawers, a wine fridge, fridge and dishwasher — and a stainless steel sink sits beneath a garden-facing window, beside a built-in bench seat with storage.



Flowing seamlessly from here, the vaulted dining area is bathed in light from Velux rooflights. A granite-topped built-in table sits beneath a chandelier and wide bay window – a space designed for memorable mealtimes. Off the kitchen, the utility room continues the same material palette with oak cabinetry, granite tops, and a second stainless steel sink with detachable tap. There's space for a washing machine, tumble dryer and freezer, while a stable door leads out to the side garden – where a brick patio and path wind toward a wooden gate giving direct access into the woodland beyond.

Back inside, oak and glazed doors lead through to the bedroom wing, where you'll find four well-proportioned double bedrooms, including the principal suite. Two feature built-in wardrobes and wood-effect flooring, while another is carpeted and enjoys views over the rear garden.

The main bathroom is finished in limestone tiles with underfloor heating, a freestanding oval bath, a large walk-in rainfall shower, a wide vanity with gloss drawers, chrome towel rail, and spotlighting.

The principal bedroom sits to the front of the home and enjoys leaded glass windows with views to the church, full-height wardrobes, a chandelier, and a spacious en-suite. Here, limestone tiles and underfloor heating continue, with a deep bath, walk-in rainfall shower, sleek basin with storage, and chrome fittings throughout.



The Detached Annexe

Set privately behind brick piers and double timber gates, the self-contained one-bedroom annexe offers comfortable guest or multi-generational living.

Inside, the kitchen is fitted with **sage green base units** and cream wall cabinets in a classic shaker style, complemented by copper handles, oak worktops, and a brick splashback. Integrated appliances include a Bosch oven, 4-ring gas hob, fridge, pull-out bin drawer, and carousel corner storage. Grey wood-effect floor tiles complete the space with a smart, practical finish.

The adjoining living/dining room is light and neutral, with a double aspect and soft grey carpet. The double bedroom continues the same clean finish, with electric blinds and chrome fittings, and leads into a stylish en-suite with full-height grey tiles, mosaic floor, walk-in rain shower, built-in vanity unit, electric mirror, and chrome towel rail.

Outside

The garden is a standout feature — thoughtfully designed for privacy, enjoyment, and a natural flow around the home.

The main rear garden, accessed via French doors from both the entrance hall and the office, opens onto a composite deck enclosed with glass and timber balustrades. From here, a generous lawn unfolds, bordered by mature planting, with a pond and small bridge adding charm and movement. At the far end, an oak-framed gazebo shelters the hot tub — complete with lighting and power — offering a peaceful retreat that feels immersed in the woodland beyond.

There is side access to the rear garden from **both sides** of the property. On one side, the utility room's stable door opens directly into a private side garden with brick patio and a path that continues to the rear. This area also includes a gate leading directly into the neighbouring woodland — ideal for dog walks or tranquil morning strolls.



On the opposite side, access is via the gated courtyard next to the detached annexe and oak-framed double garage, where a further path connects round to the main garden — allowing a full wraparound flow across the entire outdoor space.

The garage includes its own power and lighting, with timber stairs leading to a spacious, lit loft above the main house — perfect for storage or future use (subject to planning).

Set in the peaceful village of **Netherfield**, this home sits in a picturesque position directly opposite the church. Surrounded by countryside and woodland, the setting offers a sense of space and seclusion while still being part of a friendly, rural community.

Netherfield has a well-regarded primary school, a village hall with regular events, and a local pub. For day-to-day amenities and rail connections, nearby **Battle** and **Robertsbridge** are both within easy reach — each offering high street shops, supermarkets, cafés, and direct trains to **London Charing Cross** in just over an hour from Robertsbridge.

The area is ideal for those seeking a quieter pace of life, with easy access to walking routes, riding trails, and the wider High Weald countryside — all while staying well connected by road and rail.

COUNCIL TAX

Rother District Council

House Band G

Annexe Band A

