



Somerville House - Manchester Road, Ninfield Battle TN33 9JX

welcome to

Somerville House - Manchester Road, Ninfield Battle

A charming mock Tudor style DETACHED FOUR/FIVE BEDROOM family home within the popular and sought after village of Ninfield, benefiting from a garage, driveway and three/four reception rooms. Previously utilised for multi generation living. Schedule your viewing today!





Ground Floor



First Floor

Living Room

15' 5" x 12' 7" (4.70m x 3.84m)

Kitchen

14' 10" x 11' 6" (4.52m x 3.51m)

Conservatory

15' 7" x 8' 8" (4.75m x 2.64m)

Dining Room

14' 3" x 13' (4.34m x 3.96m)

Bedroom Five / Snug

9' 2" x 10' 8" (2.79m x 3.25m)

Utility Room

7' 3" x 10' 11" (2.21m x 3.33m)

Second Floor Landing

Bedroom One

14' x 10' 8" (4.27m x 3.25m)

En-Suite Shower Room

Bedroom Two

9' 1" x 14' 3" (2.77m x 4.34m)

Bedroom Three

8' 10" x 12' 8" (2.69m x 3.86m)

Bedroom Four

7' 3" x 11' (2.21m x 3.35m)

Bathroom

Garage

8' 9" x 18' 4" (2.67m x 5.59m)

Total floor area 180.9 m² (1,947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Somerville House - Manchester Road, Ninfield Battle

- Detached Family Home
- Village Location
- Four / Five Bedrooms
- Three Bathrooms
- Three / Four Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112818



Property Ref:
BOS112818 - 0004

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