

**RUSH
WITT &
WILSON**



**Stocks House, The Green, Ninfield, East Sussex TN33 9JE
£595,000**

This attractive double fronted red brick period property is situated within the heart of this sought after rural village over looking the village Green and within walking distance of the primary school, doctor surgery, village store and two public house.

The property is approached via a gated driveway with extensive off street parking and further secure gated access to the detached single garage and the back garden. The stunning large garden extends to over 190ft and benefits from rural views, adjoining open fields to the rear.

The accommodation comprises an entrance hall, living room with wood burning stove and opening directly into the dining room with double doors onto the rear garden, study/home office, kitchen, utility room and shower room. To the first floor there are three bedrooms and a family bathroom.

The property has excellent scope to further develop by either extending or converting the loft space (subject to all the necessary consents).

The property is offered to the market CHAIN FREE and further benefits from double glazing, LPG heating and being located within Claverham school catchment area.



Property approached via a five bar gate, leading onto an ample driveway with double gated access to further parking and the single garage.

composite and glazed door leads into:-

Entrance Hall

with window to side aspect, quarry tiled floor, ceiling lighting, stairs to first floor and ample space for coats and boots.

Living Room

18'8 x 11'2 (5.69m x 3.40m)

Enjoying a delightful aspect to the front overlooking the village Green from the box bay with double glazed sash window and further double glazed windows, picture and dado rail feature, wall and ceiling lighting, radiator, brick fireplace with attractive carved wooden surround and mantle housing a wood burning stove, door to entrance hall and kitchen and opening directly into the dining room with aspect onto the rear garden.

Dining Room

11'2 x 9'6 (3.40m x 2.90m)

With double glazed double doors with aspect and access onto the rear garden, inset ceiling lighting and radiator.

Back across the hallway into:-

Study

13'9 x 10'6 (4.19m x 3.20m)

Enjoying a front aspect via the box bay window with a combination of double glazed units and double glazed sash window, picture rail detailing, feature tiled fireplace with wooden surround and mantle, ceiling lighting and radiator.

Kitchen

13'9 x 7'3 (4.19m x 2.21m)

Fitted with a matching range of wall and base mounted units with work surface over incorporating a breakfast bar area, 1 1/2 bowl ceramic sink with drainer and mixer tap, space for oven with cooker hood over, quarry tiled floor, radiator, under stairs storage area, ceiling lighting, wall mounted LPG fueled boiler, door to living room and double glazed windows with rear garden aspect.

Utility/Boot Room

Fitted with wall and base mounted units with work surface over and single bowl stainless steel sink with hot and cold taps, space for washing machine, tumble dryer and fridge/freezer, tiled floor, ceiling lighting, double glazed window to garden aspect and uPvc double glazed door with garden access.

Shower Room

Fitted with a low level w.c, wash hand basin with hot and cold taps, shower cubicle, ceiling lighting, radiator and double glazed window to rear aspect.

First Floor

Landing

With double glazed window to rear aspect, ceiling lighting, radiator and loft hatch access to a fully boarded loft with lighting. (There could be scope to develop this space into accommodation subject to all the necessary consents.)

Bedroom One

12'6 x 11'6 (3.81m x 3.51m)

Double glazed sash window to front aspect with delightful views over the village Green, ceiling lighting and radiator.

Bedroom Two

12'6 x 10'6 (3.81m x 3.20m)

Double glazed sash window to front aspect with delightful views over the village Green, ceiling lighting, built-in wardrobe and radiator.

Bedroom Three

8'6 x 5'11 (2.59m x 1.80m)

Double glazed sash window to rear aspect with splendid views over the rear garden and neighbouring countryside, ceiling lighting, radiator and built-in wardrobe.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, heated towel rail, ceiling and wall lighting and double glazed sash window enjoying an aspect over the rear garden.

Outside

Front

The front of the property is privately enclosed with hedgerow and arrange to provide ample off street parking. Double gates then lead through to a further parking area and the single garage.

Garage

Brick construction with pitch tiled roof and barn style doors, power, lighting and pedestrian door.

Rear Garden

The large rear garden extends to just over 190ft and is enclosed with hedgerow and adjoins farmland to the rear with stunning far reaching rural views. There is a paved seating area adjacent to the property ideal for outdoor entertaining and a further elevated seating area to the rear of the garden, arranged to make the most of the view. The garden is predominately laid to lawn with a couple of silver birch trees and a large timber shed with lighting.

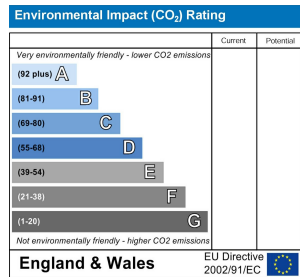
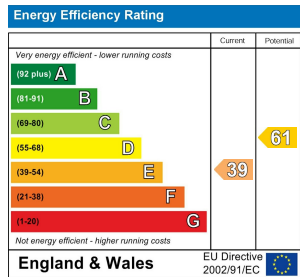
Agents Notes

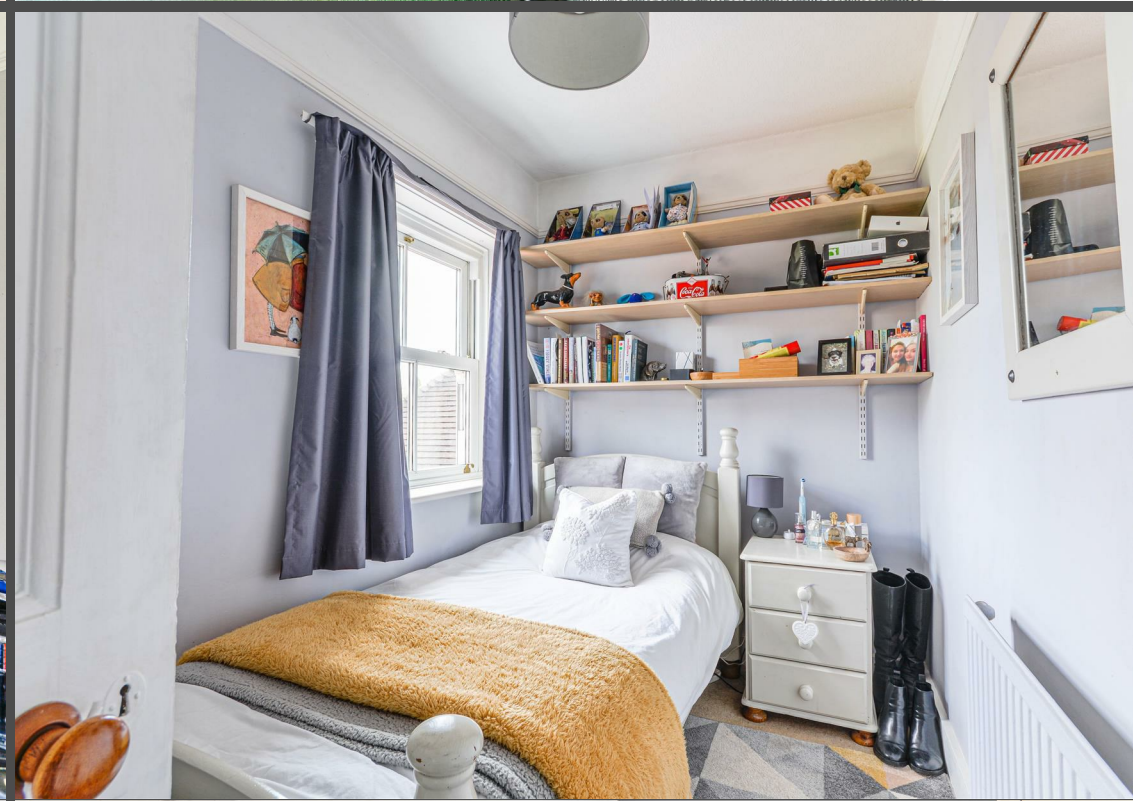
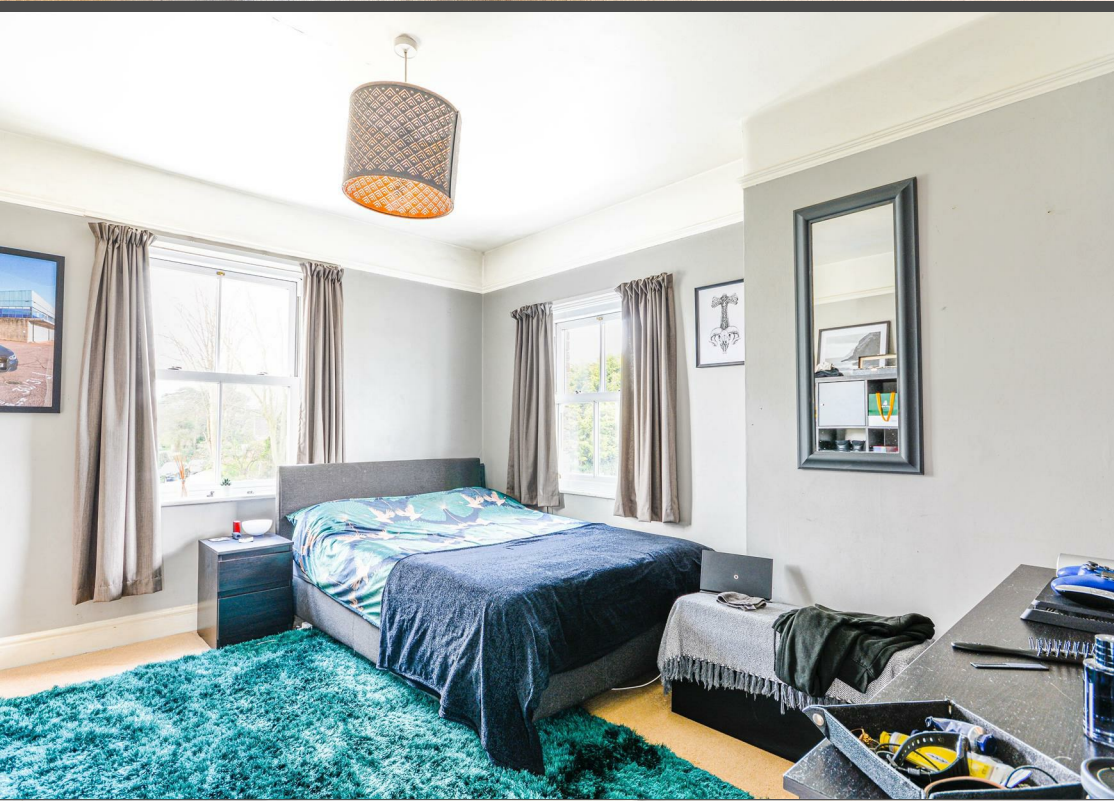
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

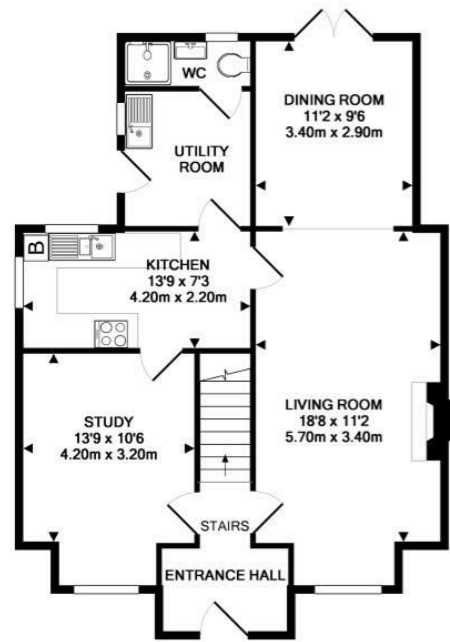
Council Tax Band D

We have been advised by the vendor that they have Trooli Gigabit Fiber line with 900mbps download and 300mbps upload.

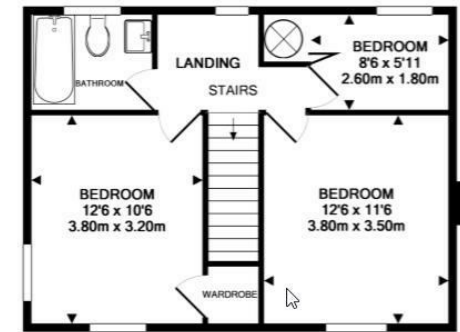








GROUND FLOOR
APPROX. FLOOR
AREA 730 SQ.FT.
(67.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

STOCKS HOUSE, THE GREEN, BATTLE
TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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