

**RUSH
WITT &
WILSON**



**Clarendon, Netherfield Road, Battle, TN33 0HJ
£640,000**

Adjoining open countryside with breathtaking rural views is this beautiful detached Grade II listed period property located on the rural outskirts of Battle yet within walking distance of the town centre. With a mainline station and local schools.

The property has retained a wealth of charming period features, yet offers versatile living space, comprises an entrance porch, dual aspect sitting room with an inglenook fireplace, dining room with a wood burning stove that opens via exposed beams into the bespoke crafted kitchen, study with rural views, utility room and ground floor shower room. To the first floor there is a spacious bathroom and four bedrooms with the master benefiting from an en-suite shower room and superb far reaching views. The property benefits from extensive gated parking to the front and a detached single garage. The paved terrace to the rear enjoys fabulous views over the adjoining countryside and the extends to a private lawned side garden with a detached summerhouse/gym/home office.



The property is approached via a gated driveway opening up to ample of street parking and a detached garage.

Entrance Porch

With a solid wood front door, lead glazed windows, attractive tiled floor with coir matting and exposed brick work and lighting. Wooden glazed door then opens into:-

Sitting Room

13'9 x 20'4 (4.19m x 6.20m)

With a wealth of period ceiling and wall timbers, an inglenook fireplace housing a wood burning stove, three radiators, wall mounted lighting and enjoying a dual aspect with traditional lead glazed with secondary glazing windows to the front and windows to the rear with French doors onto the rear terrace with stunning views of the neighbouring countryside.

A wooden latch door with a step down leads into:-

Snug/Study

10'1 x 12'2 (3.07m x 3.71m)

Enjoying an aspect onto the neighbouring countryside via double doors, with wooden flooring, inset ceiling lighting, radiator, built-in under stairs storage and stairs to the first floor.

Utility Room

7'9 x 6' (2.36m x 1.83m)

Fitted with base and full height units in a shaker country cottage style with a work surface over, space for washing machine, wall mounted gas fired boiler, inset ceiling lighting, tiled floor, radiator and window to side aspect.

Shower Room

8'2 x 4'7 (2.49m x 1.40m)

Fitted with a low level w.c, corner pedestal wash hand basin with mixer tap, corner shower cubicle, inset ceiling lighting, tiled floor, radiator with incorporated towel rail and traditional lead glazed window to front aspect.

Leading back from the sitting room with a wooden latch door into:-

Dining Room

12'4 x 11'2 (3.76m x 3.40m)

With a wealth of charming exposed ceiling and wall timbers, exposed brick fireplace with wood burning stove, wooden

flooring, ceiling lighting, dual aspect lead glazed windows with the front windows having secondary glazing, built-in pantry style cupboard and radiator. Opening directly with steps down into:-

Kitchen

14'7 x 8'9 (4.45m x 2.67m)

Fitted with a bespoke crafted country cottage style kitchen with cream units and a wooden work surface over, double ceramic butler sink with a mixer tap, space for slimline dishwasher, range oven and fridge/freezer, tiled floor, exposed brick work, dual aspect windows to the side and rear of the property with stunning rural views, alcove shelving, ceiling lighting and wooden door with rear garden access.

First Floor

Stairs leading from the study.

Landing

With ceiling lighting and loft hatch access.

Bedroom One

12'9 x 9'6 (3.89m x 2.90m)

With stunning far reaching uninterrupted views over the neighbouring countryside onto the High Beech Estate, further skylight window, eaves storage, radiator and lighting.

En-suite

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, corner shower cubicle, inset ceiling lighting, part tiled walls, built-in wardrobe and heated towel rail.

Bedroom Two

12'7 x 11'6 (3.84m x 3.51m)

With exposed timber, ceiling lighting, traditional lead glazed with secondary glazing to front aspect and window to side aspect, and radiator.

Bedroom Three

13'9 x 8'8 (4.19m x 2.64m)

With traditional lead glazed window with secondary glazing to front aspect, ceiling lighting, ceiling and wall timbers, feature exposed brick fireplace, radiator, built-in wardrobe and step down into the walk-in wardrobe within the eaves with lighting and skylight window.

Bedroom Four

9'5 x 6'4 (2.87m x 1.93m)

With window enjoying stunning far reaching rural views, ceiling lighting and radiator.

Bathroom

9'2 x 6'9 (2.79m x 2.06m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, double ended claw footed bath with mixer tap and shower attachment, inset ceiling lighting, radiator, window to rear aspect with stunning views and airing cupboard.

Outside

Detached Home Office /Gym

12'4 x 9'1 (3.76m x 2.77m)

Tucked away in a private position with double doors, window and power and light. Currently used as a home gym but could make a great home office

Detached Garage

16'7 x 10'6 (5.05m x 3.20m)

With power and lighting.

The gated driveway provides ample parking and turning space for a number of vehicles.

Garden

To the side of the property is a privately enclosed lawned area with mature trees and shrubs, a timber shed and the detached summerhouse/gym/home office that tucked away. A covered arch leads to the rear of the property which has been arranged as a stunning sun terrace with an open aspect onto the adjoining fields with stunning views, ideal for entertaining as it can be accessed from the kitchen, sitting room and study. There is gated side access from both sides of the property and a further raised lawn and shrub planted area to the front.

Agents Notes

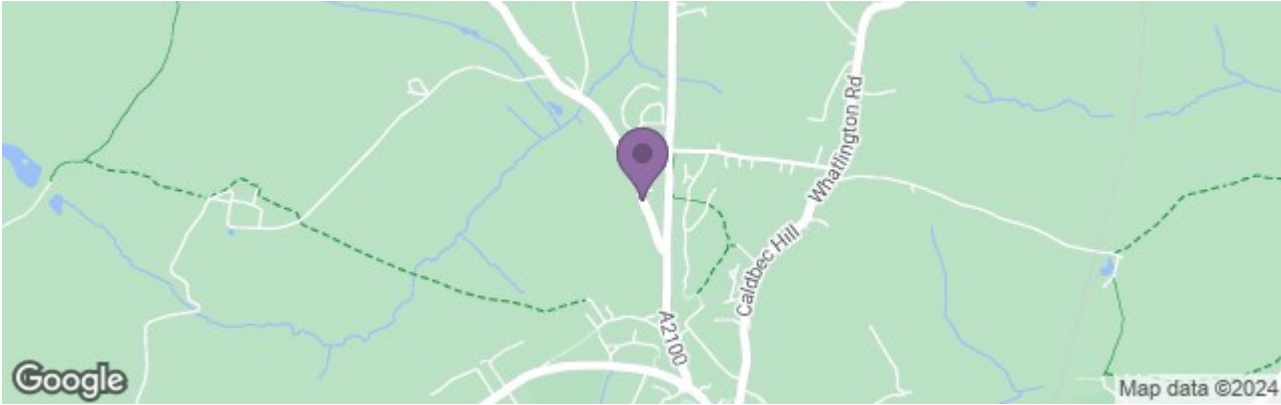
None of the services or appliances mentioned in these sale particulars have been tested.

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 F







**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**