

**RUSH  
WITT &  
WILSON**



**9 Stream Farm Cottages, Netherfield Road, Battle, East Sussex TN33 0HH  
£470,000**

**This exceptionally well presented semi-detached property occupies a fantastic location off Netherfield Road; being set back from the road and enjoying an elevated position with stunning far reaching views over the neighbouring orchard and countryside. The property has been the subject of a considerable programme of improvement and extension over recent years. Having been extended to both the front and the rear, it now offers spacious well balanced family accommodation.**

**Comprising an entrance hall, study/home office, cloakroom, semi-open plan sitting room and kitchen/dining room with amazing views to the rear. To the first floor, three bedrooms and a modern wet room.**

**The beautiful rear garden makes the most of the views and has a large sun terrace ideal for entertaining and enjoying the sunny aspect throughout the day, whilst the front garden is principally arranged to provide ample off street parking.**

**Conveniently located not far from the bustling High Street, local schools and mainline station serving London Charing Cross and the coast.**



The property is approached via a block paved driveway providing ample of street parking leading to a composite and glazed front door into:-

**Entrance Hall**

With double glazed window, ceiling lighting, two radiators one with a cover, built-in cupboard for coats and boots.

**Study/Home Office**

6'1 x 10' (1.85m x 3.05m)  
Enjoying dual aspect double glazed windows which flood this room with natural light, ceiling lighting and radiator.

**Cloakroom**

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, wall mounted gas fired boiler, ceiling lighting and double glazed obscured window to side aspect.

**Sitting Room**

15'8 x 10'3 (4.78m x 3.12m)  
Stunning room with a double glazed window to front aspect and additionally to the rear aspect over the garden via the opening to the dining area, creating a very sociable family entertaining space with a semi open plan feel, cast iron fireplace, ceiling and wall mounted lighting, radiator and further radiator with cover and fitted storage cupboard.

Opening directly into:-

**Kitchen/Dining Room**

19'4 x 17'3 reducing to 8'4 (5.89m x 5.26m reducing to 2.54m)  
Forming an 'L' shape with a return to the entrance hall and having a stunning aspect over the rear garden with far reaching rural views onto the neighbouring orchard and countryside. The kitchen is fitted with a comprehensive range of wall and base mounted units with a glass display cabinet and pull out larder style cupboard, complementing work surface, 1 1/2 bowl sink with drainer and mixer tap, space for oven,

washing machine, dishwasher and American style fridge/freezer, tiled surround, inset ceiling lighting, radiator, double glazed windows to rear and side aspect, double glazed sliding door with garden access, under stairs cupboard with space for tumble dryer and ample space for a family dining table.

**First Floor**

Stairs leading up onto:-

**Landing**

With double glazed window to side aspect, ceiling lighting, loft hatch access and built-in linen cupboard.

**Bedroom One**

17'6 x 9'7 (5.33m x 2.92m)  
Double glazed windows to front aspect, radiator with cover, ceiling lighting and over stairs built-in cupboard.

**Bedroom Two**

8'7 x 16' (2.62m x 4.88m)  
Double glazed windows enjoying a dual aspect to the front and rear, with stunning far reaching rural views, ceiling lighting, feature cast iron fireplace and radiator.

**Bedroom Three**

8'6 x 10' (2.59m x 3.05m)  
Double glazed window to rear aspect with stunning far reaching rural countryside views, ceiling lighting and radiator.

**Wet Room**

6'9 x 5'7 (2.06m x 1.70m)  
Accessed via a sliding door and fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, walk-in shower with a fixed glass screen, concealed fitments with a hand held shower and fixed rainfall shower head, tiled walls, inset ceiling lighting, heated towel rail and double glazed obscured window to side aspect.

**Outside**

**Front Garden/Parking**

The front of the property is predominantly arranged to an extensive block paved driveway with flower and shrub borders, water tap, gated access to the rear garden and space for a shed.

**Rear Garden**

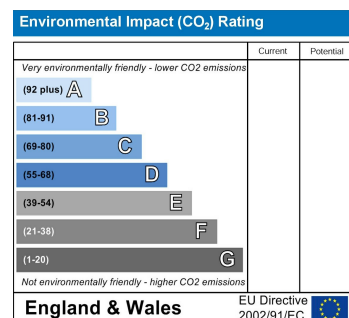
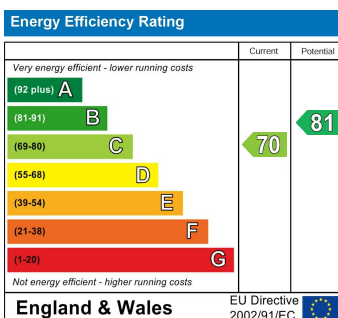
This stunning sizeable garden is an absolute delight, adjoining neighbouring orchard and farmland creating a beautiful rural outlook. The garden is enclosed with fencing and has gated access from the front with a two tier elevated sun terrace ideally for entertaining with ample space for seating and dining which enjoys the sun throughout the day. Steps lead down onto a level lawn with flower and shrub borders with hard standing for a timber shed.

**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.

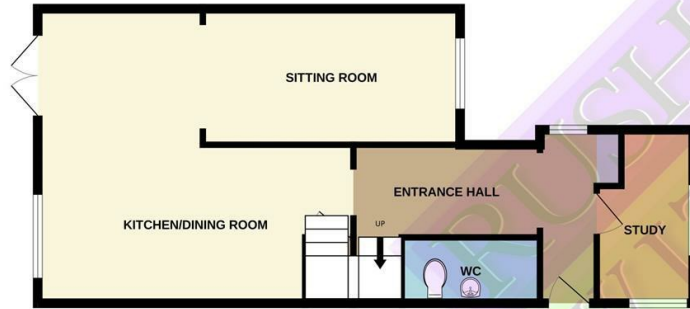
Council Tax band



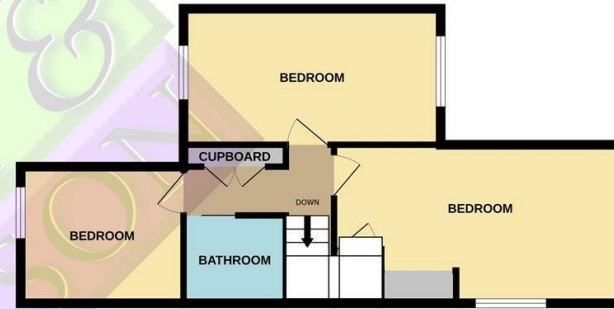




GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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