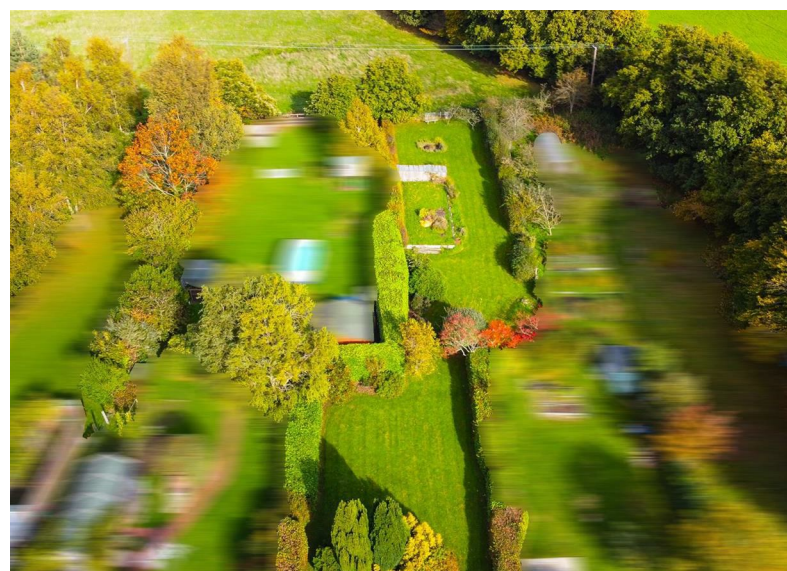


**RUSH  
WITT &  
WILSON**



**3 St Johns Cottages Netherfield Hill, Battle, East Sussex TN33 0LH  
£450,000**

Rush Witt & Wilson are proud to present to the market this rare opportunity to purchase this beautiful Sussex tile hung cottage. The property features over 265ft+ of garden and outside space, which enjoys views to the rear overlooking adjoining farmland. The cottage was built in 1866 by Lady Joanna Webster and used as the gardener's cottage for the Ashburnham Estate until the 1950s. Constructed with bricks from the Estate. The row of 4 cottages are called St John's Cottages after St John the Baptist Church at Netherfield. The property has an abundance of potential for further extension and is located in a fantastic position on the semi-rural outskirts of Battle. Battle benefits from a mainline railway station serving London Charing Cross, excellent local schooling, amenities and doctors surgery. Internally the property retains many of its original features, original stripped wooden doors in many rooms, original thumb latches, brick built fireplace and beautiful solid wooden windows. It has been extended to the side and rear and offers versatile layout options. The property is being sold chain free and a viewing is highly recommended to appreciate the potential this property has to offer.



Traditional steps leading to a pathway a set of character double opening doors into:

### **Entrance Porch**

The room features tongue and groove wall paneling, coat hanging pegs, solid wood shelving and original herringbone brick flooring.

### **Living Room**

11'79 x 11'85 (3.35m x 3.35m)

Single glazed leaded window to the front aspect, traditional feature fireplace with timber mantel, tongue and groove paneled walls, built in storage and shelving, two radiators, laminate flooring, steps leading to the first floor and large walk in under stairs storage cupboard.

Doors off to the following:

### **Reception Room / Bedroom Three**

12'83 x 10'40 (3.66m x 3.05m)

Single glazed leaded window to the front aspect, radiator, set of single glazed doors to the side of the property, radiator, fitted shelving and laminate flooring.

### **Kitchen / Dining Room**

17'84 x 10'03 (5.18m x 3.12m)

The room is open between the kitchen and eating area, with a large archway distinguishing the two with a single glazed leaded window to the side aspect overlooking the side terrace, wall mounted Worcester Bosch boiler, tiled flooring, radiator and decorative tongue and groove wall paneling.

The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and a tiled splash back, inset stainless steel sink with side drainer, integrated electric fan assisted oven, inset four burner gas hob, space and plumbing for dishwasher and washing machine.

### **Conservatory**

9'99 into 14'56 x 18'03 (2.74m into 4.27m x 5.56m)

Built to a brick base with double glazed windows to the rear and side aspect, decorative tongue and groove paneling, polycarbonate roof, laminate flooring, Heatstore wall mounted electric heater, wood burning stove, set of large uPvc double glazed doors which lead out to the rear patio.

A door into the shared original Victorian bakehouse with well and bread oven (non-working). A very unique feature and a glimpse into the properties history.

### **First Floor**

The first floor landing is laid to carpet with single glazed window to the front aspect and original built in storage cupboard.

Doors to the following:

### **Bedroom One**

12;48 x 10'77 (3.66m;14.63m x 3.05m)

Single glazed leaded window to the front aspect, two original built in storage cupboards/wardrobes, access to eaves storage, radiator and laid to carpet.

### **Bedroom Two**

10'27 x 12'43 (3.05m x 3.66m)

Single glazed leaded window to the rear aspect overlooking the garden, large built in original storage cupboard, radiator and laid to carpet.

### **Family Bathroom**

Single glazed leaded window to the rear aspect, loft hatch access, built in shelving and storage cupboards with inset wash hand basin, low level w/c, radiator, decorative tongue and groove wall panelling, panel enclosed bath with mixer tap and shower attachment and exposed wooded flooring.

### **Outside**

### **Gardens**

The gardens are a particular feature of the property, with the front garden being predominantly laid to lawn, with mature trees and shrubs providing privacy to the front of the property. It is also considered an ideal space to create off road parking for the property (subject to consents) with the neighboring properties having already done so. The front garden further wraps around to the side, providing side access to a decked terrace area with large timber shed and outhouses.

The rear garden features a private patio which is laid to slabs, with brick built raised borders and steps leading to the lawn. The lawned areas are enclosed by fencing and hedgerow. The gardens measure over 200 foot with the rear overlooking the adjoining fields. Such an unusual feature is rarely found. Both parts measure over 200ft.

### **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.

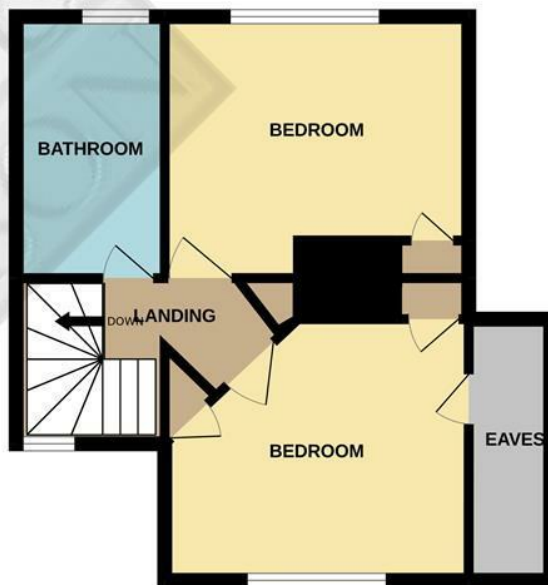
Council tax band D



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



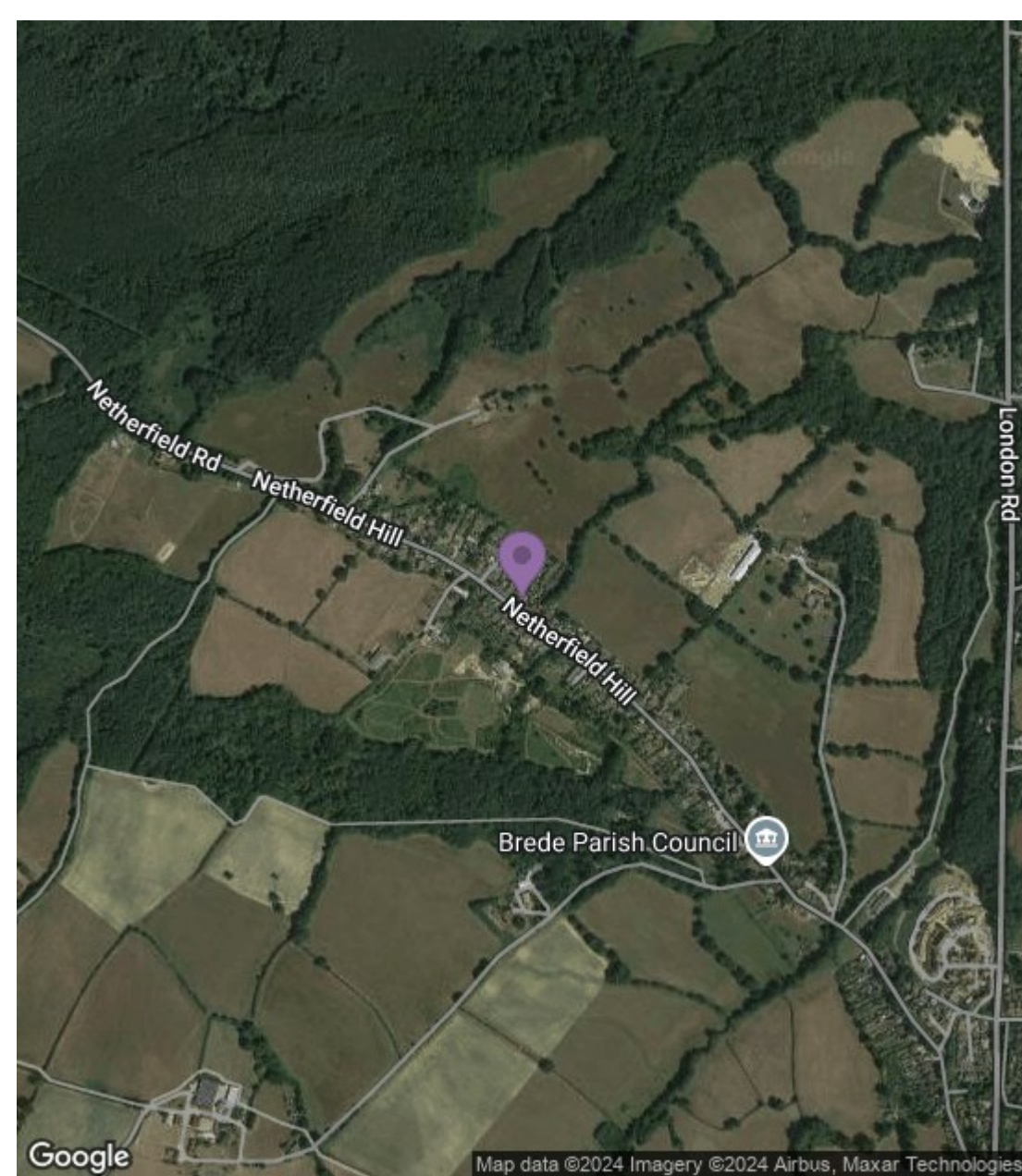
1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**RUSH  
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WILSON**

**Residential Estate Agents  
Lettings & Property Management**



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