

**RUSH
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The Millstone Standard Hill, Battle, East Sussex TN33 9JU
Guide Price £800,000 - £850,000

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Nestled in the charming semi-rural location of Ninfield, this impressive detached house offers a perfect blend of modern living and countryside charm. With five spacious double bedrooms, this property is ideal for families seeking comfort and style. The house has been finished to a high standard, ensuring a welcoming atmosphere throughout.

The large kitchen/diner is a true highlight, designed to be both functional and inviting, making it the perfect spot for family meals or gatherings with friends. The abundance of natural light creates a bright and airy feel, enhancing the overall appeal of the home.

Outside, the large rear garden is a delightful retreat, featuring a 'Secret Garden' that adds a touch of whimsy and privacy. The stunning views across the countryside provide a picturesque backdrop, making this outdoor space perfect for enjoying the beauty of nature.

Additionally, the property offers off-road parking for multiple cars, a valuable feature in this desirable area. Families will appreciate the catchment for popular schools, making it an excellent choice for those with children.

In summary, this five-bedroom detached house in Ninfield is a rare find, combining spacious living, beautiful surroundings, and modern amenities. It is a perfect family home that promises a wonderful lifestyle in a tranquil setting.



Open Porchway
Indian sandstone paving up to a composite front door with UPVC side lights to either side with obscure glazing and oak posts

Entrance Hall
4'11" x 8'8" (1.52m x 2.66m)
Oak effect flooring, understairs cupboard, radiator, doors off to the following:

Kitchen/Dining Room
23'10" x 18'6" (7.27m x 5.66m)
Stunning large open plan kitchen/dining room with fully glazed French doors with two side lights providing views and access onto the rear garden, UPVC double glazed window to the side aspect, two radiators, downlighters. modern range of wall and base level units, integrated oven and hob, integrated fridge, integrated dishwasher.

Utility Room
7'1" x 9'8" (2.17m x 2.95m)
Oak effect flooring, sink unit with side drainer and mixer tap, oil Worcester boiler, door access to the side, side window, downlighters, airing cupboard housing hot water tank, further cupboard housing the fuse board.

Lounge
23'10" x 14'10" (7.28m x 4.53m)
UPVC double glazed window to the side aspect, oak effect flooring, radiator, fully glazed French doors with side lights to either side providing views and access onto the sunny rear garden, downlighters.

Downstairs Shower Room
5'1" x 8'4" (1.57m x 2.56m)
UPVC obscure window to the side aspect, tiled floor, part tiled walls, low level wc., wash hand basin, shower with shower tray, radiator, downlighters.

Bedroom Four
16'7" x 9'2" (5.07m x 2.8m)
UPVC double glazed window to the front aspect, single radiator.

Bedroom Five
10'2" x 14'7" (3.11m x 4.45m)
UPVC double glazed window to the front aspect, single radiator.

First Floor

Landing
Storage cupboard, eaves storage, radiator, loft hatch, velux window, doors off to the following:

Master Bedroom
14'11" x 12'11" (4.57m x 3.95m)
South facing UPVC double glazed windows to the front and side aspect, radiator, built-in cupboard, eaves storage and built-in wardrobe cupboard.

En-Suite
Fully tiled floor and walls, wall mounted towel radiator, low level wc., window to the rear aspect, wash hand basin, walk-in shower with shower tray.

Bedroom Two
14'11" x 9'10" (4.55m x 3.02m)
UPVC double glazed window to the rear south facing aspect, dormer cupboard, built-in wardrobe. downlighters.

Family Bathroom
Bath with wall mounted shower, fully tiled walls, wall mounted towel radiator, low level wc. wash hand basin, velux window ,downlighters.

Bedroom Three
10'5" x 15'5" (3.2m x 4.7m)
UPVC glazing to the front aspect, radiator, partial ceilings set into the eaves, eaves storage cupboard, built-in wardrobe cupboard, downlighters.

Outside

Front Garden
Brick pillared entrance leading to a large brick paved driveway, there is a tree to the right hand side and to the left there is oil tank. gated side access to either side of the property, Indian sandstone paving leading to the open entrance porch.

South Facing Rear Garden
Indian sandstone paving with Indian sandstone steps leading down onto the garden, glass balustrade to the patio with various trees, plants, bushes, planters and mostly laid to lawn. Side access to either side with one side having an Indian sandstone pathway and the other has a block paved pathway leading to the utility room. A crazy paved path leads down the left hand side of the garden to the far end hedge boundaries, bushes separating the garden through the archway to the bottom half of the garden with various trees, a greenhouse and a shed. There is also another section of garden with hedges outlining this and can be used to grow your very own vegetables etc. The garden has stunning views across the fields and beyond and measures approximately 0.6 of an acre. The garden also includes a wide array of mature planting of trees and is surrounded by an impressive array of established mature planting that creates a sense of privacy, tranquillity and natural beauty throughout the grounds.

Agents Note
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 – E



GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.

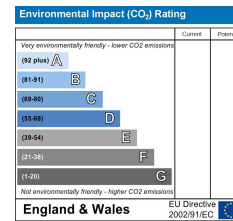
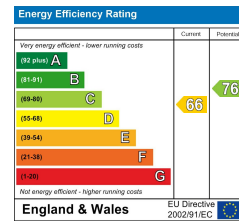


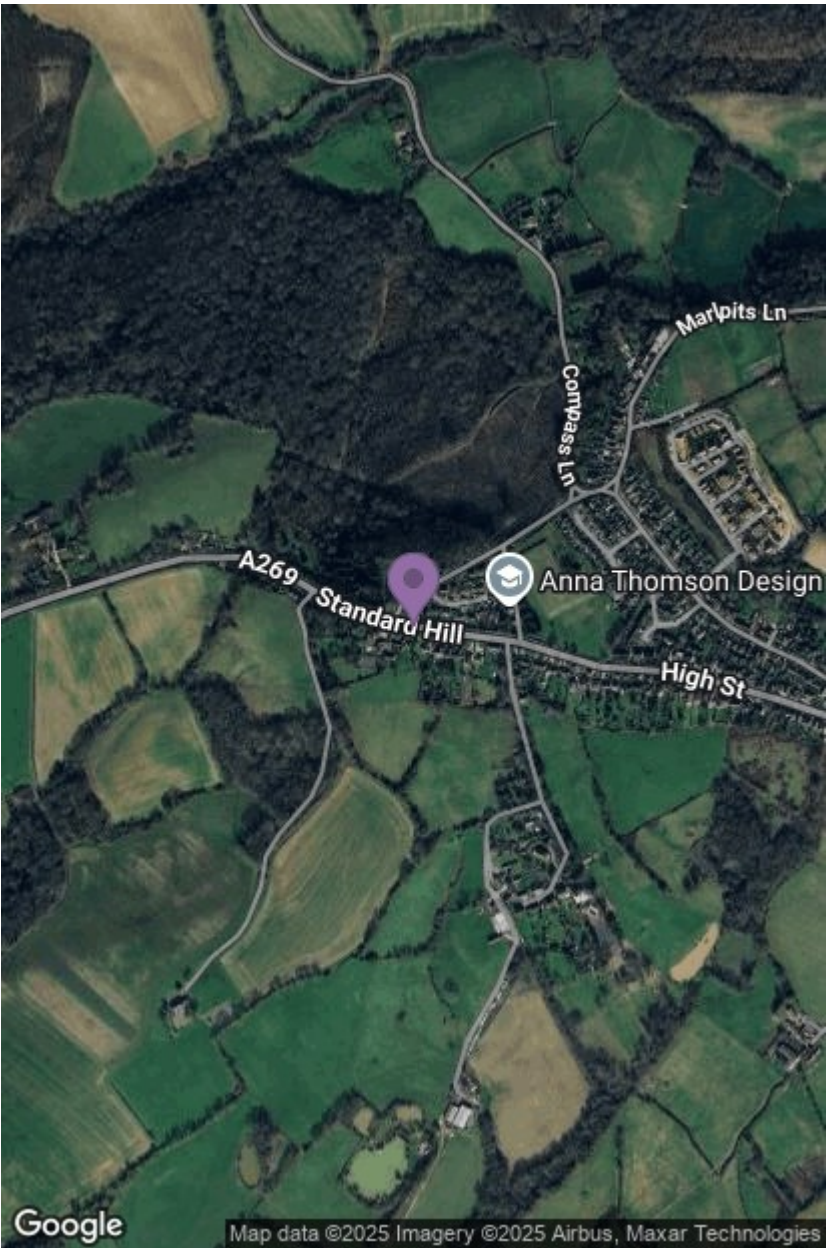
1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 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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