

**RUSH
WITT &
WILSON**



Somerville House Manchester Road, Battle, TN33 9JX
£575,000 Freehold

Chain free and tucked away in the ever-popular village of Ninfield, this striking mock-Tudor detached home is full of charm, character, and space, offering the perfect setting for modern family living. With over 1,700 sq. ft. of versatile accommodation, four/five bedrooms, three bathrooms, and three/four reception rooms, the property has previously been arranged for multi-generational living and lends itself beautifully to a variety of lifestyles. The heart of the home is a stylish refitted kitchen, complemented by a generous bay-fronted dining room and a bright living room that flows into the conservatory and out onto the garden. There's also a further reception that can be used as a snug, study or fifth bedroom, as well as a ground floor shower room and separate cloakroom. A flexible additional room, formerly a second kitchen, now provides excellent potential as a utility or boot room with internal access to the garage. Upstairs, the spacious landing leads to four well-proportioned bedrooms, each able to take a double bed. The principal suite includes its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Outside, the property enjoys a generous block-paved driveway, garage, and side access on both sides. The rear garden is south facing and offers a sunny retreat with a level lawn, patio seating area, mature shrubs and planting, plus a useful garden shed. Perfectly placed for highly regarded local schools, village amenities and easy access to surrounding towns, this is a home that combines space, flexibility and a welcoming setting — ready to be enjoyed by its next owners.









Approximate total area⁽¹⁾

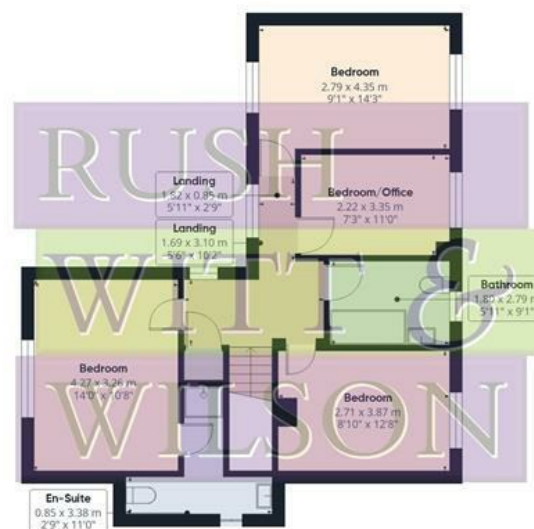
168.8 m²

1818 ft²

Reduced headroom

0.8 m²

9 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

