



OAKFIELD



FIR TREE HOUSE

The Green, Ninfield, Battle TN33 9JQ

Guide Price £650,000



## The Green, Ninfield, Battle TN33 9JQ

\*\*\*GUIDE PRICE £650,00-£700,000\*\*\*

Fir Tree Cottage is a charming 4-bedroom detached house located in the picturesque village of Ninfield.

This beautifully appointed home features a spacious living room perfect for relaxing, a formal dining room ideal for entertaining, and a well-equipped kitchen with an adjoining utility room for added convenience. A downstairs WC adds to the practicality of the ground floor.

Upstairs, the principle suite offers a tranquil retreat, complete with a luxurious en suite bathroom and a generous dressing room.

The additional bedrooms are all well-proportioned, providing ample space for family or guests.

The property also includes an attached garage and enjoys breathtaking views across open fields, creating a serene countryside ambiance.

Situated near The Blacksmiths Inn, a traditional pub, and within walking distance of Ninfield School, Fir Tree Cottage combines rural charm with modern comfort, making it an ideal family home.





### Living Room

23'0 x 11'1 (7.01m x 3.38m)

### Dining Room

16'5 x 11'7 (5.00m x 3.53m)

### Kitchen

11'10 x 6'11 (3.61m x 2.11m)

### Utility Room

9'5 x 8'0 (2.87m x 2.44m)

### Bedroom 1

12'5 x 11'2 (3.78m x 3.40m)

### Bedroom 2

11'3 x 11'1 (3.43m x 3.38m)

### Bedroom 3

11'1 x 10'5 (3.38m x 3.18m)

### Bedroom 4

8'6 x 6'9 (2.59m x 2.06m)

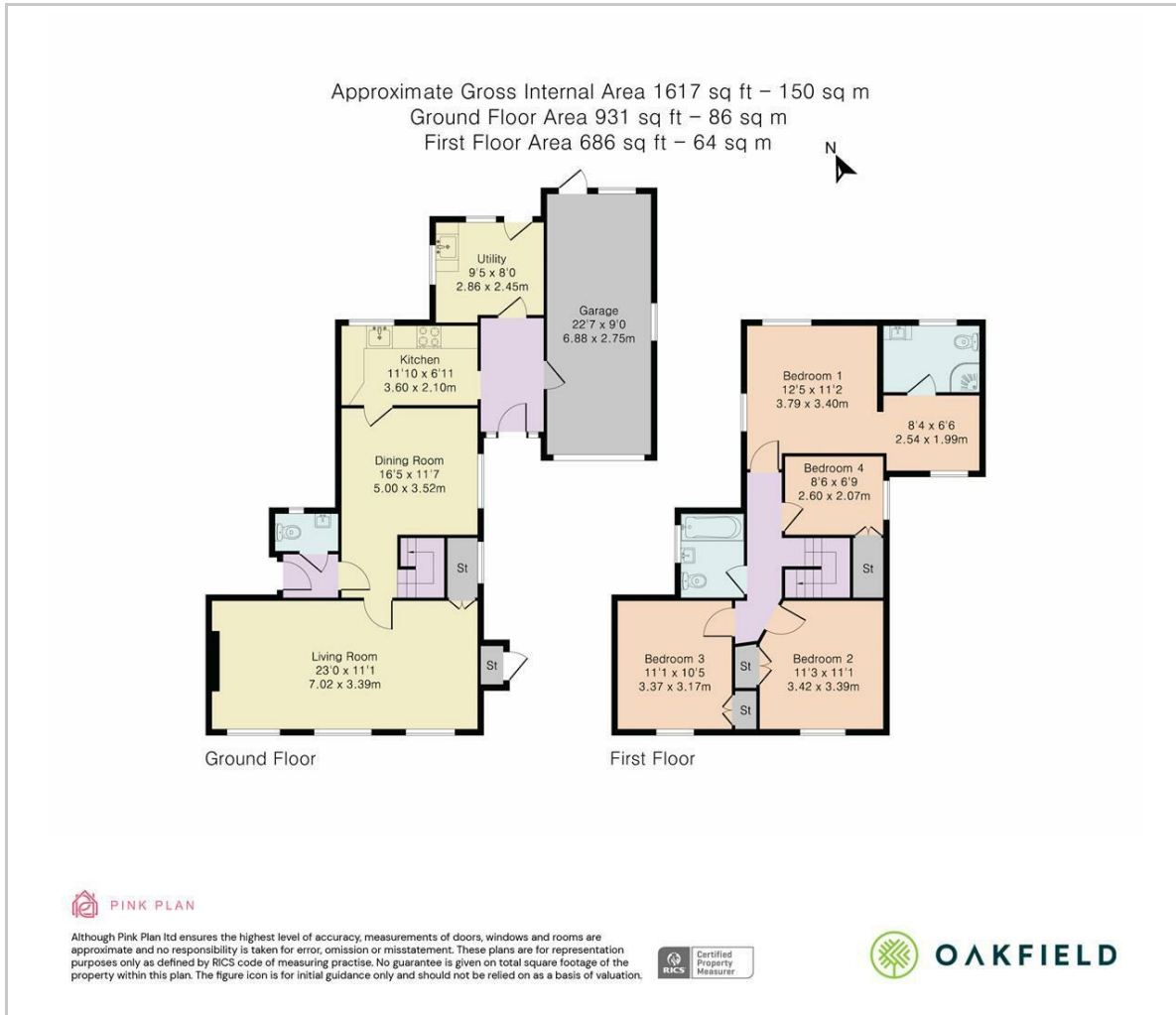
### Garage

22'7 x 9'0 (6.88m x 2.74m)

Council Tax Band - E £3,036 per annum



## Floor Plan

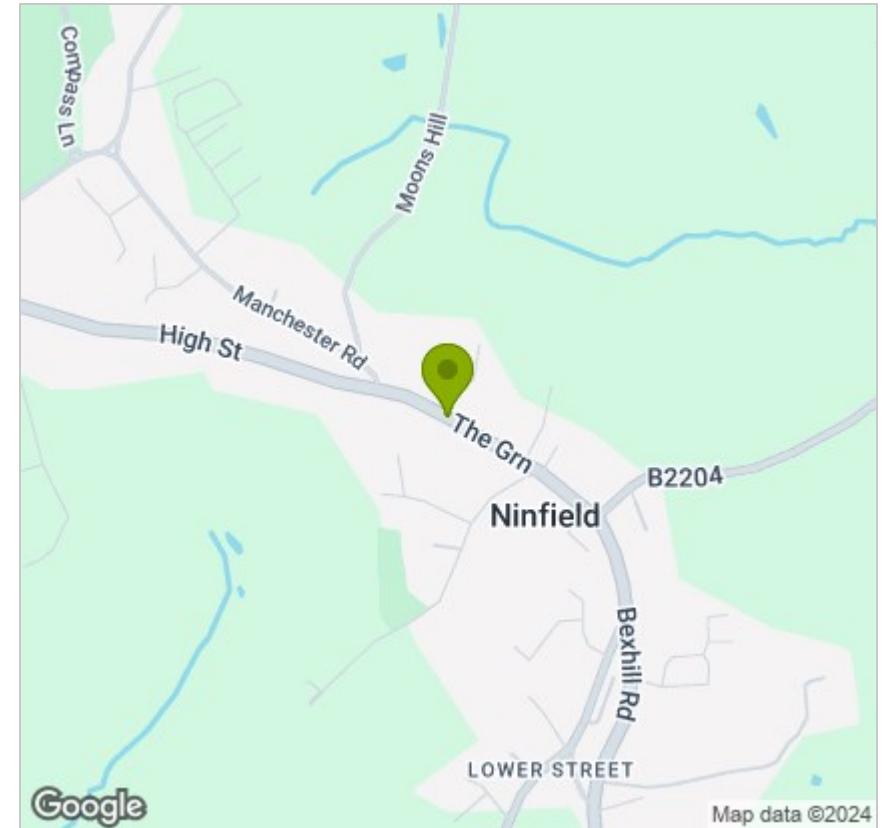


## Viewing

Please contact us on 01424 224700  
 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

