



Netherfield Hall Netherfield Road, Netherfield

£985,000 Freehold

Detached 4-bed home with 1 bedroom annexe, oak-framed garage, and landscaped garden backing onto woodland. Stylish interiors, vaulted kitchen/diner, two log burners, home office, and side access both sides. Includes hot tub under oak gazebo and woodland gate.



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Just opposite the village church, this detached home offers a rare combination of thoughtful design, flexible accommodation and beautifully landscaped gardens backing directly onto woodland.

An oak-post-lined gravel driveway leads to the house, with a neat front lawn, stone patio and gated side access on both sides. To the rear, a private courtyard provides access to the detached annexe, oak-framed double garage and loft space above.

Inside, the entrance hall immediately sets the tone with oak flooring, exposed beams, a brick fireplace with log burner, and glazed doors opening onto the garden. The triple-aspect living room is equally inviting, with two bay windows and a second log burner, while a dedicated home office enjoys French doors opening directly onto the decking.

At the heart of the home, the vaulted kitchen and dining area combines oak cabinetry, black granite worktops, a central island and a full range of integrated Neff appliances. Velux windows flood the dining space with natural light, creating an ideal setting for everyday living and entertaining. A matching utility room provides additional storage and side access to the garden and woodland beyond.

The bedroom wing offers four generous double bedrooms, including a principal suite with fitted wardrobes and an en-suite. The family bathroom and en-suite are both finished with limestone tiling and underfloor heating, complemented by contemporary fittings throughout.

The Detached Annexe

Positioned privately behind timber gates, the self-contained one-bedroom annexe includes a shaker-style kitchen with oak worktops, a bright double-aspect living room, double bedroom and a modern en-suite, making it ideal for guests, family or independent living.

Outside

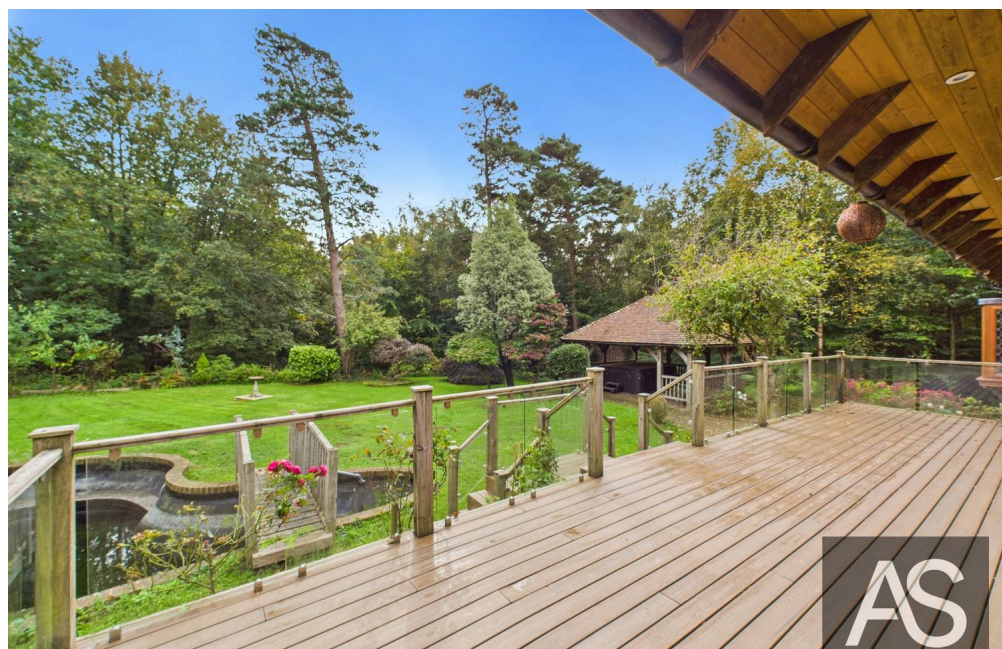
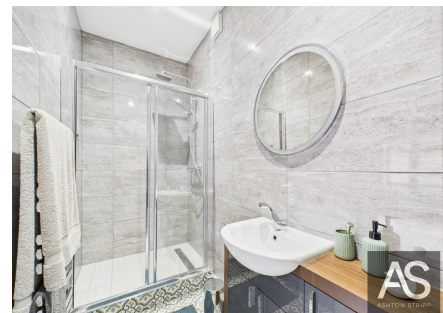
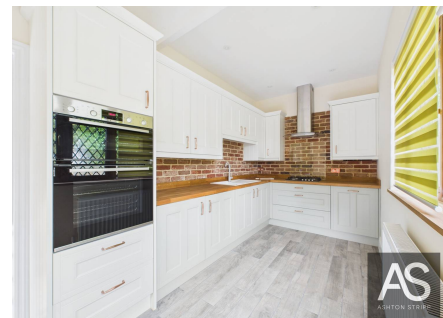
The landscaped gardens are a standout feature, designed for privacy and enjoyment. Composite decking leads onto a generous lawn with mature planting, a pond and bridge, while an oak-framed gazebo shelters the hot tub. A gate at the rear opens directly into the neighbouring woodland, perfect for walks straight from the garden.

Side access is available on both sides of the property, with one leading from the utility room and the other through the courtyard beside the annexe and oak-framed double garage. The garage benefits from power, lighting and access to a spacious loft above.

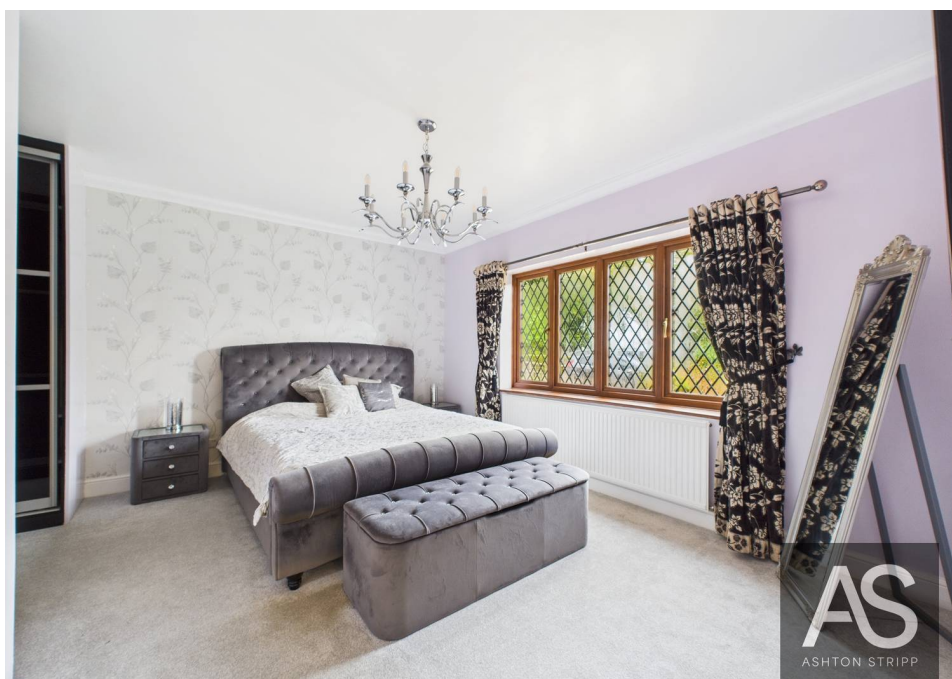
Set in the peaceful village of Netherfield, directly opposite the church, the property enjoys a picturesque setting surrounded by countryside and woodland while remaining part of a welcoming rural community.



- Detached four-bedroom single-storey home with flexible layout and stylish finishes
- Self-contained one-bedroom annexe with kitchen, living space, and en-suite
- Vaulted kitchen/dining room with granite worktops and integrated Neff appliances
- Spacious living room with bay windows, log burner, and oak flooring
- Principal bedroom with en-suite, built-in wardrobes, and views to the church
- Limestone-tiled bathroom and en-suite, both with underfloor heating
- Landscaped rear garden with large lawn, pond, and oak-framed hot tub gazebo
- French doors from hallway and office leading directly onto garden decking
- Oak-framed double garage with power, lighting, and loft storage above
- Side access on both sides and direct gated access to woodland



Netherfield has a well-regarded primary school, a village hall with regular events, and a local pub. For day-to-day amenities and rail connections, nearby **Battle** and **Robertsbridge** are both within easy reach — each offering high street shops, supermarkets, cafés, and direct trains to **London Charing Cross** in just over an hour from Robertsbridge. The area is ideal for those seeking a quieter pace of life, with easy access to walking routes, riding trails, and the wider High Weald countryside — all while staying well connected by road and rail.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

3660 ft²
340.1 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Floor 0 Building 1



Approximate total area⁽¹⁾

2464 ft²
229 m²

(1) Excluding balconies and terraces

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

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