





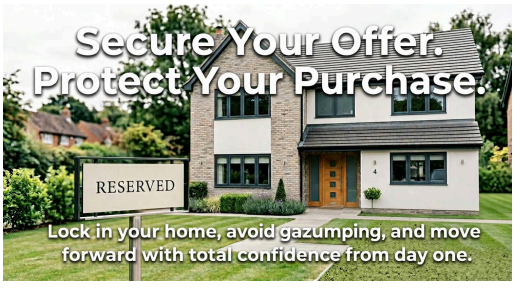
Lerette Cottage Netherfield Hill, Battle

£650,000 Freehold

OPEN HOME 7th November 9am-10am. GUIDE PRICE £650,000- £680,000. Beautifully extended Grade II listed family home combining character and contemporary living, featuring a stunning open-plan kitchen/dining room, four bedrooms including a luxurious principal suite, wraparound garden, detached home office/gym, ample parking and exceptional finishes throughout.

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Step through the front door into a welcoming entrance hall, where engineered oak flooring sets the tone for the quality throughout the home, with space for coats and shoes.
To the right is a stylish downstairs shower room with rainfall shower, wall-mounted basin, WC and chrome towel rail. To the left, the well-equipped utility room offers white wall and base units, integrated under-counter fridge and freezer, stainless steel sink and space for a washing machine and tumble dryer.

Continuing through the hallway, past the oak-balustrade staircase and useful understairs storage, double doors open into the generous living room. Exposed beams add character, while an impressive Inglenook fireplace with log-burning stove creates a striking focal point. Garden views and doors connect seamlessly with the kitchen/dining room.

The impressive extended kitchen/dining room is a standout feature, with a vaulted ceiling, engineered oak flooring with wet underfloor heating and large bifold doors opening onto the garden. Light blue cabinetry with copper detailing is paired with white quartz worktops, a copper sink and boiling water tap. Integrated appliances include two ovens, microwave, coffee machine and dishwasher, with space for an American-style fridge freezer. Built-in bench seating provides additional dining space and storage.

Upstairs, the spacious landing leads to four well-proportioned bedrooms and the family bathroom. The bathroom features a freestanding oval bath, black tiled flooring, pedestal basin, WC and heated towel rail.

The bedrooms include two generous doubles, a comfortable single with fitted wardrobes, and an impressive principal suite with extensive fitted storage, electric Velux blind and a remote-controlled television concealed within the ceiling. The principal bedroom also benefits from a stylish en-suite shower room.

Outside, the substantial wraparound garden offers generous lawns, a large sandstone terrace, sleeper borders and a further decked seating area, along with a greenhouse and garden shed.

A detached gym/home office adds excellent flexibility, complete with bifold doors, infrared ceiling heating, network cabling, plumbing for a potential kitchen and its own shower room, making it ideal for home working, a studio or guest accommodation.

To the front is ample off-road parking with an EV charger. Further features include gas central heating, wet underfloor heating to the extension and a hardwired network throughout the house.





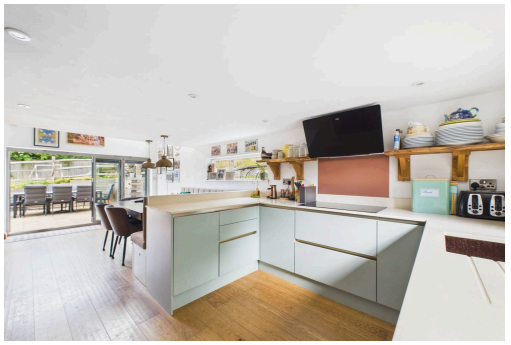
- Grade II listed family home
- Beautifully extended and renovated throughout
- Stunning open-plan kitchen/dining room with vaulted ceiling
- Characterful living room with inglenook fireplace and log burner
- Four well-proportioned bedrooms, including a luxurious principal suite
- Detached gym/home office with shower room
- Large wraparound garden with sandstone terrace and decking
- Wet underfloor heating to the extension
- Hardwired network cabling throughout the house
- Ample off-road parking in a sought-after Battle location





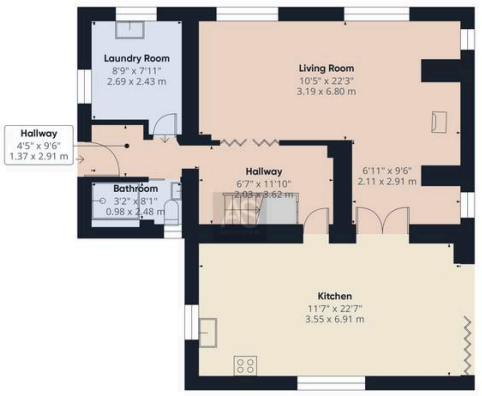


Situated at the foot of Netherfield Hill, the property enjoys a convenient position on the edge of the historic town of Battle. The town offers a range of independent shops, cafés, restaurants, supermarkets, well-regarded schools and a mainline station with services to London. The A21 provides excellent road links, while the surrounding High Weald countryside and nearby Sussex coast offer an abundance of leisure opportunities.

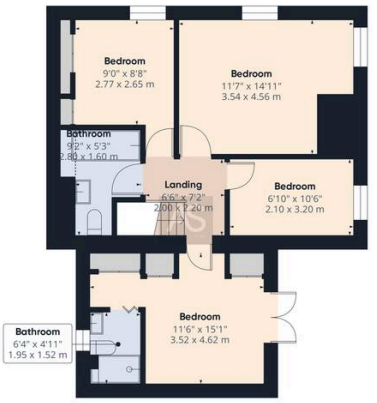








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1575 ft²

146.3 m²

Reduced headroom

6 ft²

0.5 m²

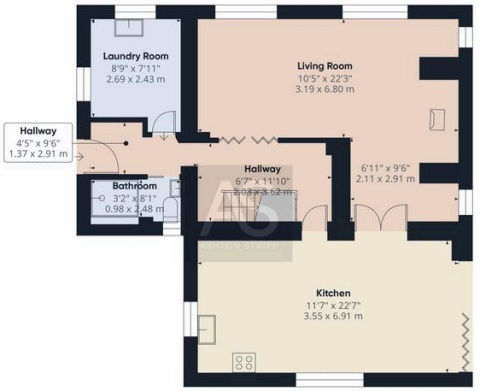
(1) Excluding balconies and terraces

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



Floor 1 Building 1



Approximate total area(1)

1352 ft²

125.6 m²

Reduced headroom

6 ft²

0.5 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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