



## Netherfield Hall Netherfield Road, Netherfield

£1,000,000 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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Opposite the village church in the heart of Netherfield, this detached home combines thoughtful design, flexible living and beautifully landscaped gardens, all backing directly onto woodland.

An oak-post-lined gravel driveway leads to a welcoming frontage with grey stone patio and lawn. To the side, gates open into a private courtyard with a detached annexe, oak-framed double garage and access to a spacious loft above the main house.

Inside, a striking entrance hall with oak floors, exposed beams and a brick fireplace with log burner sets a warm, characterful tone. Glazed doors open onto the rear decking, drawing in natural light and garden views.

The triple-aspect living room features two bay windows, oak flooring and a second log burner. A separate office with leaded French doors opens directly onto the garden – ideal for home working.

At the heart of the home is an impressive kitchen/dining space with oak cabinetry, granite worktops and a central island with five-burner gas hob. Integrated Neff appliances include two ovens, microwave, coffee machine, proving drawers, wine fridge, fridge and dishwasher. The vaulted dining area, lit by Velux windows, features a granite-topped table beneath a chandelier and bay window.

A well-appointed utility room leads to a private side garden with patio and direct gated access into the woodland.

The bedroom wing offers four double bedrooms, including a principal suite with church views, fitted wardrobes and a stylish en-suite. The main bathroom features limestone tiling, underfloor heating, a freestanding bath and walk-in rainfall shower.

#### **Detached Annexe**

Privately positioned behind timber gates, the self-contained one-bedroom annexe includes a shaker-style kitchen with integrated Bosch appliances, a bright living/dining room, double bedroom with electric blinds, and a contemporary en-suite – ideal for guests or multi-generational living.



- 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 is a sought-after village with a primary school, pub and village hall. Nearby Battle and Robertsbridge provide shops, amenities and direct trains to London Charing Cross in just over an hour, offering the perfect balance of rural living and connectivity.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

3660 ft<sup>2</sup>  
340.1 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 R/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.

GIRAFFE 360



Floor 0 Building 1



Approximate total area<sup>(1)</sup>

2464 ft<sup>2</sup>  
229 m<sup>2</sup>

(1) Excluding balconies and terraces

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