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**Hazards Green Farmhouse Standard Hill, Battle, TN33 9NJ**  
**Offers In Excess Of £650,000 Freehold**

Nestled in the tranquil rural setting of Standard Hill, Ninfield, this impressive detached four-bedroom country home offers a perfect blend of comfort and potential. With two spacious reception rooms, this home is designed for both relaxation and entertaining, making it an ideal choice for families or those seeking a peaceful retreat. Set on approximately 0.85 acres of land (TBV), the expansive garden is a sun-drenched haven, perfect for outdoor activities or simply enjoying the serene countryside views. The far-reaching vistas across the fields enhance the charm of this delightful home. In addition to the residential features, the property includes a detached working office, making it suitable for those who wish to work from home or run a small business, subject to the necessary permissions. The ample off-road parking is a significant advantage, providing space for multiple vehicles.

There is also potential for further development or improvement, allowing you to tailor the property to your specific needs. The good-sized summerhouse or sunroom adds an extra dimension to the outdoor space, perfect for enjoying the warmer months. This property is not just a home; it is a lifestyle choice, offering the peace of rural living while being conveniently located on the outskirts of Ninfield. Whether you are looking for a family home or a property with commercial potential, this house is a rare find that should not be missed.



**Porch**

5'4 5'6 (1.63m 1.68m)

Half glazed/half brick porch, carpet as laid, UPVC door leading through to:

**Entrance Hall**

9'6 x 10'1 including staircase (2.90m x 3.07m including staircase)

Carpet as laid, radiator, stairs rising to the first floor, doors off to the following:

**Kitchen**

20'8 x 12'2 (6.30m x 3.71m)

UPVC glazed windows to the front and rear elevations, range of wall and base mounted units, tiled splashbacks, breakfast bar, range master with extractor canopy above, butler sink, tiled floor with under floor heating, opening leading to:

**Utility Room**

7'6 x 8'0 (2.29m x 2.44m)

UPVC glazed window to the side elevation, worktop shelving, tiled floor with under floor heating, door leading through to rear porch, door leading through to:

**Cloakroom/WC**

5'9 x 2'5 (1.75m x 0.74m)

Obscure glazed window to the side elevation, low level wc, wash hand basin, tiled floor with under floor heating.

**Rear Porch**

4'11 x 3'11 (1.50m x 1.19m)

Timber clad, carpet as laid, fuse box for solar panels located on the office, UPVC door with views and access onto the rear garden.

**Dining Room**

12'2 x 10'0 into bay (3.71m x 3.05m into bay)

Double glazed UPVC glazed bay window, carpet as laid, radiator, built in cupboards and shelving.

**Sitting Room**

20'8 x 12'5 (6.30m x 3.78m)

Double aspect with double glazed windows to the front and rear elevations, UPVC French doors with views and access onto the rear garden, inglenook fireplace with log burner and stone hearth, carpet as laid, two radiators,

**First Floor****Landing**

UPVC glazed window to the front elevation, carpet as laid, radiator, doors off to the following:

**Bedroom One**

12'3 x 14'10 (3.73m x 4.52m)

UPVC glazed windows to the rear elevation, carpet as laid, built in wardrobes, radiator, loft hatch access, built in cupboard, door leading through to:

**En-Suite Bathroom**

5'4 x 9'2 (1.63m x 2.79m)

Obscure glazed window to the front elevation, low level wc, radiator, jacuzzi style bath with overhead shower, hand held shower attachment and screen, wash hand basin, tiled walls, tiled floor with under floor heating.

**Bedroom Two**

11'11 x 12'4 (3.63m x 3.76m)

UPVC glazed window to the rear and side elevations, carpet as laid, radiator.

**Bedroom Three**

8'4 x 9'8 (2.54m x 2.95m)

Double glazed window to the front elevation, carpet as laid, built in storage cupboard, radiator.

**Bedroom Four**

6'11 x 7'8 (2.11m x 2.34m)

UPVC glazed window to the front elevation, built in wardrobe, carpet as laid, radiator.

**Family Bathroom**

9'10 x 6'7 (3.00m x 2.01m)

Obscure UPVC glazed window to the rear elevation, radiator, built in airing cupboard housing boiler, panel enclosed bath with overhead shower and hand held shower attachment, low level wc, wash hand basin, radiator.

**Outside****Front Garden**

Shingle area providing ample off road parking, partial lawn area, gated side access with slabbed pathway, slabbed patio area.

**Rear Garden**

South east facing garden, mostly laid to lawn and comprises a large patio area adjacent to the rear of the property, brick built storage shed, Indian sandstone slabbed pathway leading to the side gate, two timber storage sheds, one has power and light connected, various trees, plants and shrubbery, log store.

**Office**

9'5 x 31'7 (2.87m x 9.63m)

UPVC glazed windows to the rear elevation, carpet as laid, power and lights, solar panels on the roof.

**Summerhouse**

15'8 x 9'1 (4.78m x 2.77m)

French doors and side lights to the front elevation, windows to the side elevations, wood effect flooring, electric heater, timber decking to the front.

**Agents Note**

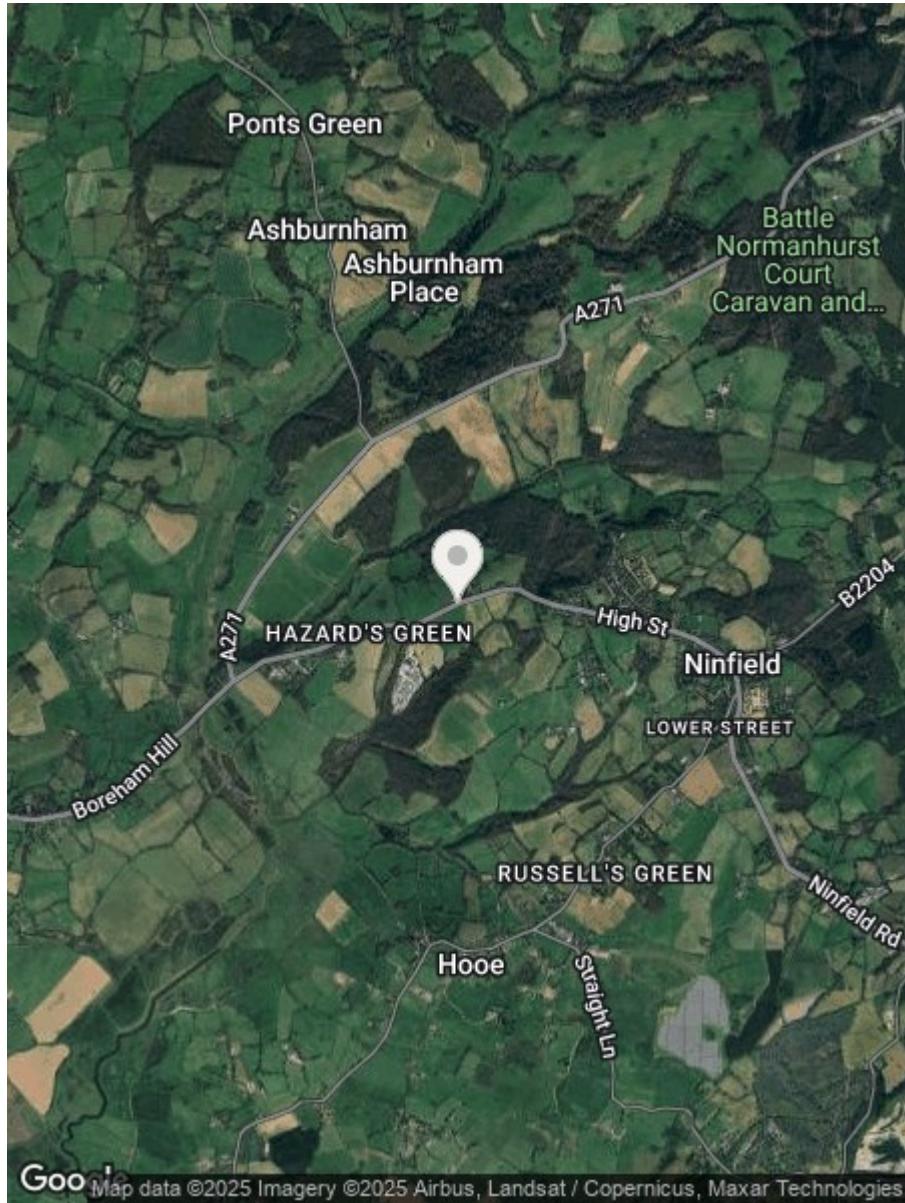
None of the services or appliances mentioned in these sale particulars have been tested.

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







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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

**88 High Street  
Battle  
TN33 0AQ**  
Tel: 01424 774440  
[battle@rushwittwilson.co.uk](mailto:battle@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)