

Shearfold Catsfield Road, Battle, TN33 9JA
£699,950 Freehold

Enjoying a peaceful position within a private enclave of just two individually designed homes, this impressive four-bedroom detached house offers generous family living in the heart of the desirable village of Ninfield. The property combines timeless architecture with modern comfort and style, all set against a backdrop of rolling countryside views. The accommodation is spacious and thoughtfully arranged, with three reception rooms providing versatility for family life, working from home, or entertaining. The large sitting room features double doors opening onto the garden and a central wood-burning stove, while the formal dining room and separate study enhance the flow and function of the ground floor. The expansive kitchen/breakfast room is a standout feature, fitted with a range of integrated appliances and offering French doors to the rear garden perfect for indoor-outdoor living. A utility room and downstairs WC add further convenience. Upstairs, all four bedrooms are generously proportioned doubles, each with built-in wardrobes. The principal suite enjoys views over the garden and countryside beyond, along with a sleek en suite bathroom. A well-appointed family bath/shower room serves the remaining bedrooms. Outside, the home sits behind a stone driveway providing ample parking and access to a detached double garage with power and lighting. The rear and side gardens stretch to around 100ft and are laid mainly to lawn, with a raised patio and decking area ideal for al fresco dining and capturing the evening sun. With solar panels, a double garage, stunning views, and a location that offers village charm with easy access to Battle's mainline station and schooling, this is a rare opportunity to acquire a high-quality family home in a sought-after rural setting.








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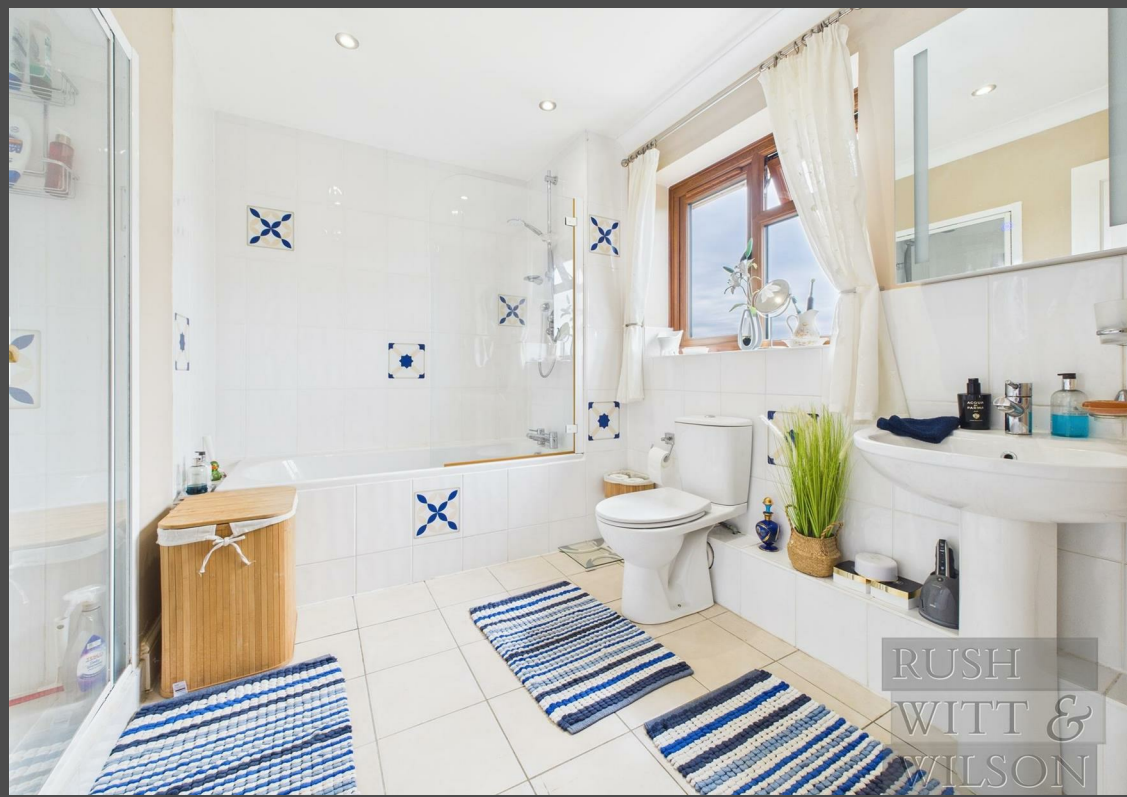

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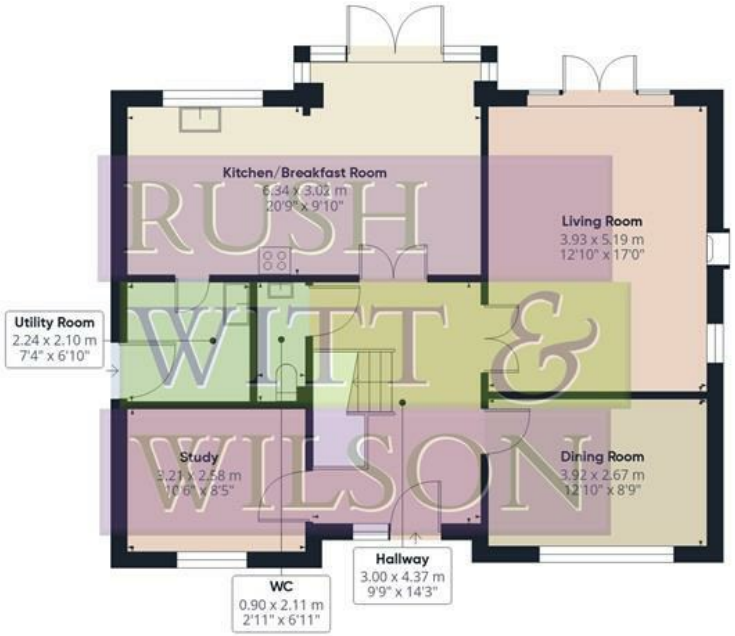

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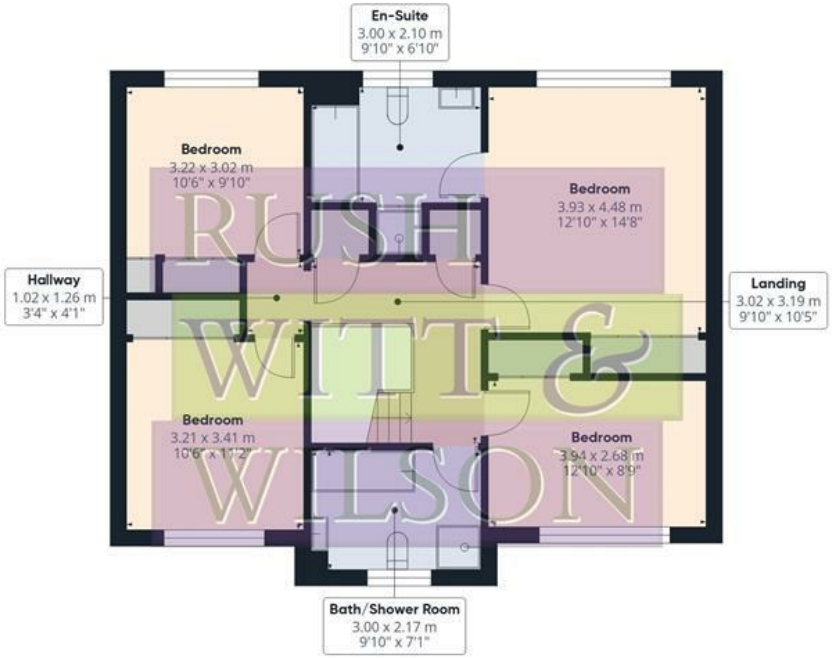

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Floor 0 Building 1



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Approximate total area(1)

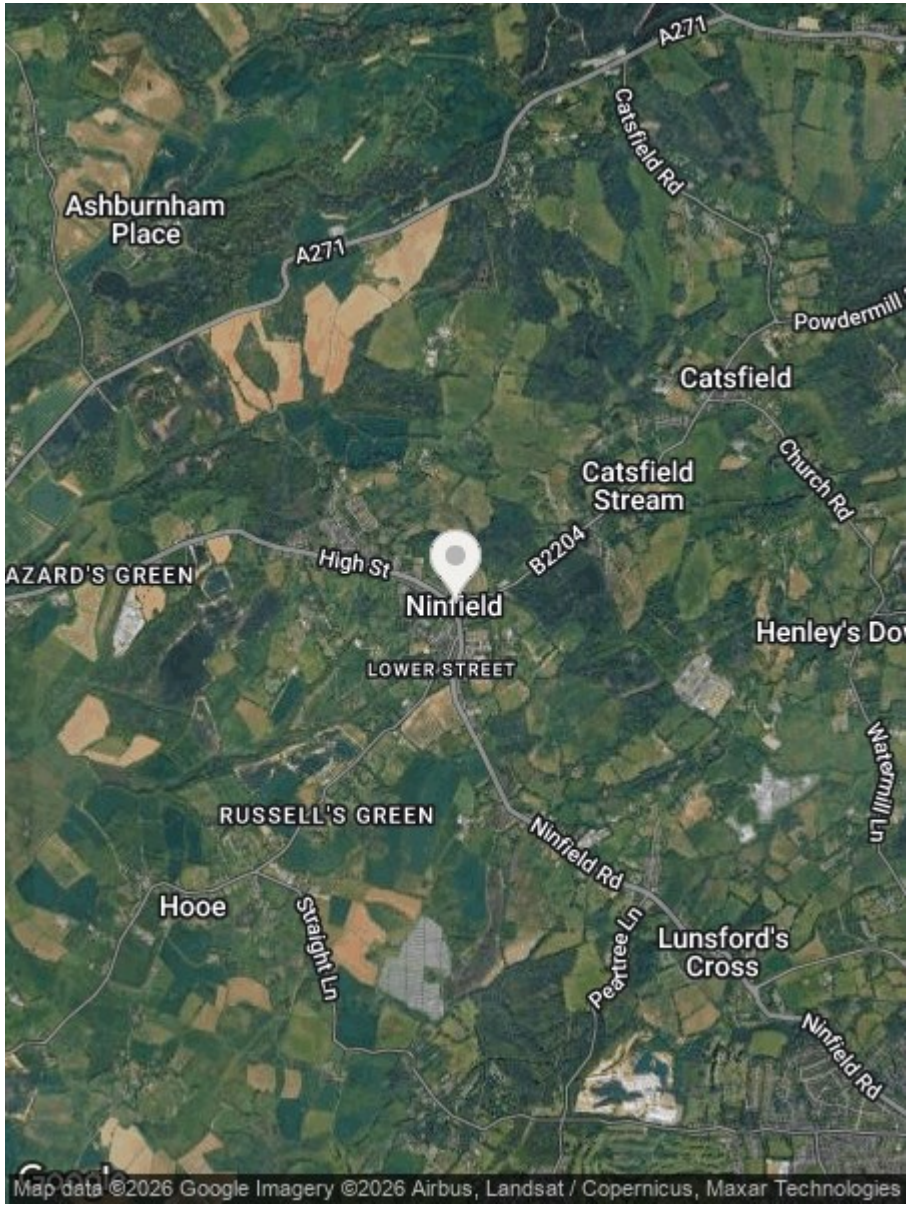
159.3 m²

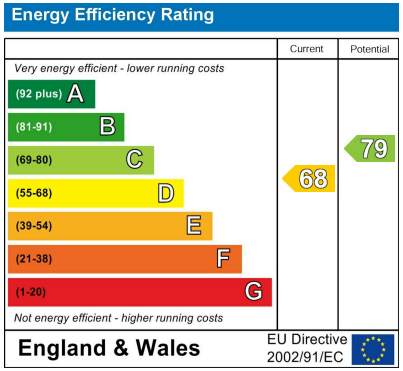
1716 ft²

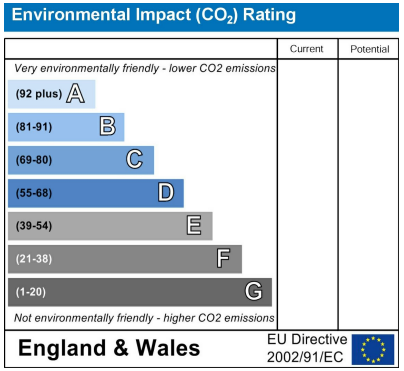
(1) Excluding balconies and terraces

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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Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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