



**AS**

ASHTON STRIPP

North Cottage Hooe Road, Ninfield

£485,000



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## North Cottage Hooe Road

Ninfield, Battle

This countryside home offers three double bedrooms, two bathrooms, open fires, a handmade kitchen and far-reaching views. With generous gardens, a workshop and space to grow, it's a well-kept retreat made for comfort, character and calm.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Countryside home with open views
- Three well-proportioned double bedrooms
- Two bathrooms, one on each floor
- Character fireplaces and hand-built kitchen
- Large rear garden with terrace, lawn and feature well
- Driveway parking for up to four vehicles
- Borders open fields with post and rail fencing
- Brick outhouse, workshop, greenhouse, vegetable beds and polytunnel







This charming grade 2 listed home offers the best of country living — generous outdoor space, far-reaching views, and characterful interiors. Tucked back from the road with space to park several vehicles, it's a home made for slow mornings, evening fires, and a strong connection to the outdoors. The garden stretches out towards open fields, framed by a post and rail fence, and offers a mix of formal and productive spaces — from a sun terrace to a vegetable patch and working greenhouse.

Inside, there's a thoughtful balance of traditional warmth and practicality. The kitchen/diner is a standout, with handmade wooden cabinetry, a white ceramic sink, and a black mottled worktop — all centred around a striking exposed brick fireplace. Light pours in through the window and door, both offering views of the rear garden.

The living room, set to the front, has a welcoming feel with its working open fire, wooden mantel and double-aspect windows. The hallway includes under-stairs storage and a utility cupboard, while the ground floor bathroom is fitted with a bath and shower over, WC, and a sink.

Upstairs, three double bedrooms each offer their own charm. The main bedroom enjoys a double aspect and built-in storage. The second bedroom, also front-facing, with a feature fireplace and fitted cupboards. The third sits at the back, overlooking the garden and countryside beyond. A second bathroom includes a freestanding tub — the perfect place to unwind while watching the sunset — alongside a WC, sink, radiator, and stylish wall panelling.



The rear garden is an ideal space for relaxing or growing, with its mixture of lawns, beds, mature shrubs and features like the well, brick outhouse, greenhouse and polytunnels. A wooden archway leads to a side garden area, while outdoor power adds to the practical touches.

To the front, there's ample driveway parking for up to four vehicles and access to a separate workshop.

Services include calor gas bottle heating and mains drainage.

Set between the villages of Ninfield and Hooe (in the Claverham catchment with the bus stopping opposite), the location offers a blend of rural tranquillity and everyday convenience. Local pubs, village shops, and primary schools are close by, with Battle and Bexhill just a short drive for wider amenities and train links.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1250.11 ft<sup>2</sup>  
116.14 m<sup>2</sup>

Reduced headroom  
3.92 ft<sup>2</sup>  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360



Floor 0 Building 2



Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
583.83 ft<sup>2</sup>  
54.24 m<sup>2</sup>

Reduced headroom  
3.92 ft<sup>2</sup>  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

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GRAFFI 360



Floor 1 Building 1



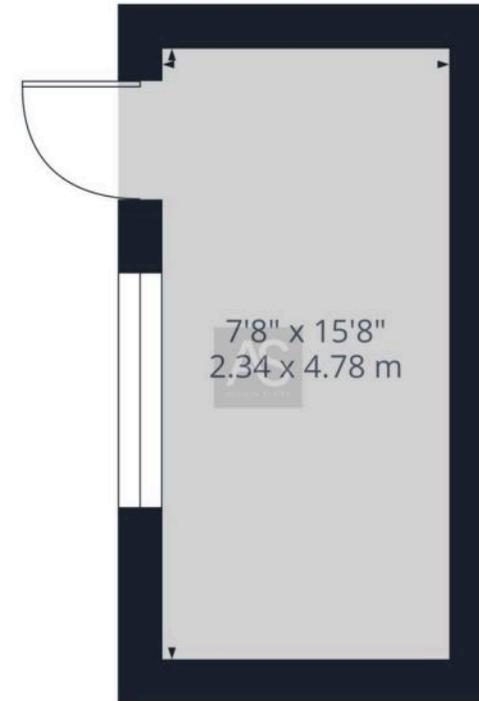
Approximate total area<sup>(1)</sup>  
545.29 ft<sup>2</sup>  
50.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GRAFFI 360



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
120.99 ft<sup>2</sup>  
11.24 m<sup>2</sup>