



10 Netherfield Way, Netherfield

£900,000 Freehold

Four-bedroom detached family home in a desirable Netherfield setting, offering versatile reception space, mature gardens, a powered outbuilding, oak-framed double carport and gated driveway. Well suited for family life with excellent local schooling, countryside walks and village amenities nearby.



01424 772954
info@ashtonstripp.co.uk
 33 High Street,
 Battle,
 TN33 0EH



Set behind a five-bar wooden gate with an oak-framed double carport and sweeping block-paved driveway, this detached family home offers generous living space, a well-balanced layout, and a garden designed to be enjoyed throughout the seasons. From the moment you step into the wide entrance hall, there's a sense of warmth and practicality, with multiple reception spaces that adapt easily to family life, entertaining, or quieter evenings at home.

The sitting room enjoys a triple-aspect outlook, bringing in natural light throughout the day, while the wood-burning stove with oak mantel and brick surround creates a natural focal point during the colder months. Double doors open into the conservatory, where tiled flooring and views across the garden make it an ideal spot for morning coffee or relaxed summer evenings. Across the hall, the snug overlooking the front garden offers a more flexible second reception room, equally suited as a playroom, reading room, or home cinema space. A downstairs WC sits conveniently off the hallway, finished with matching stone-coloured tiled flooring.

At the heart of the house, the kitchen and dining areas connect beautifully. The dining room features exposed ceiling beams and an electric log burner set within a brick fireplace, creating a cosy backdrop for family meals or hosting friends. Beyond, the kitchen sits quietly at the rear of the property overlooking the garden, fitted with cream shaker-style cabinetry, black quartz worktops, an Aga with gas hob, integrated appliances, and space for a breakfast or dining table. A separate utility room provides additional storage, laundry space, and practical day-to-day organisation, with further storage rooms linking seamlessly from the dining area.

Also positioned at the rear of the house is a further versatile room currently used as an office, overlooking the garden and equally suited as a teenage den, playroom, or hobby room depending on requirements.

Upstairs, the open landing leads to four generously proportioned bedrooms, all finished with matching cream carpets and benefiting from built-in storage. The bedrooms have been thoughtfully arranged to provide comfortable and versatile accommodation throughout, with no restrictive single or box rooms within the layout. Even the smaller bedrooms are well-sized and capable of accommodating a small double bed if required, making them equally suitable for children, guests, or home working.

The principal bedroom enjoys views across the front garden and benefits from fitted wardrobes together with a spacious en-suite complete with bath, walk-in shower, chrome fittings, and fully tiled walls. The remaining bedrooms are positioned across both the front and rear of the property, each offering practical proportions, good natural light, and flexibility to adapt to changing family needs over time. The main bathroom mirrors the quality and finish of the en-suite, featuring both a bath and separate walk-in shower.

Outside, the landscaped rear garden has been thoughtfully arranged to create different areas for entertaining and relaxing, featuring a large lawn, mature planting, attractive rockery areas, two patio seating terraces, sheds, log storage, and space for a greenhouse. The garden has been designed to offer interest and enjoyment throughout the seasons while remaining practical for family use.

Additional features include:

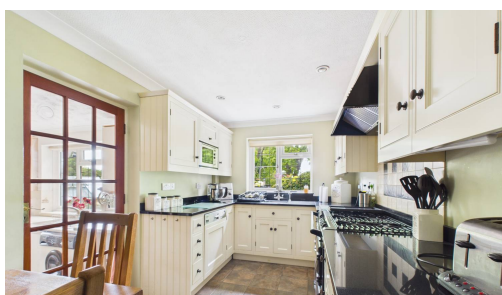
- Oak-framed double carport and generous block-paved driveway providing ample parking
- Main powered outbuilding offering excellent versatility as a workshop, studio, home gym, or additional storage



- Gated block-paved driveway with oak-framed double carport
- Triple-aspect sitting room with wood-burning stove
- Separate snug and additional home office/playroom
- Main powered outbuilding offering excellent versatility as a workshop, studio, home gym, or additional storage space
- Kitchen with quartz worktops and adjoining utility rooms
- Spacious dining room with exposed beam and feature fireplace
- Principal bedroom with fitted wardrobes and en-suite
- Landscaped wraparound gardens to the front and rear with mature planting, a rockery, patio areas and powered outbuilding
- Within Claverham catchment and well placed for private schools



Netherfield is a popular village surrounded by rolling East Sussex countryside, offering a strong sense of community alongside excellent access to nearby towns and transport links. The village itself is home to a well-regarded primary school, local pub, village store, church and recreation ground, while nearby Battle and Robertsbridge provide further independent shops, cafés and mainline stations with services to London. The property also falls within the Claverham catchment area and is well placed for a number of respected private and





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
2225 ft²
206.6 m²

(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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Floor 0 Building 2



Floor 0 Building 1



Approximate total area⁽¹⁾
1357 ft²
126.1 m²

(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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