



Moloney
COUNTRY PROPERTY



CHURCH FARM HOUSE NINFIELD

CHURCH FARM HOUSE, MANCHESTER ROAD, NINFIELD, EAST SUSSEX. TN33 9JX

A VERY ATTRACTIVE, 3 BEDROOM, MAJOR PORTION OF A CHARACTER GRADE II LISTED HOUSE. LOCATED ON A SEMI RURAL LANE IN THE SOUGHT AFTER VILLAGE, WITHIN THE CLAVERHAM CATCHMENT AREA. COMPLETELY REFURBISHED AND EXTENDED TO PROVIDE SPACIOUS, WELL PRESENTED ACCOMMODATION INCLUDING OPEN PLAN KITCHEN/DINING ROOM, SITTING ROOM WITH FIREPLACE, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDS AND BATH/SHOWER ROOM. WALLED FRONT GARDEN. DETACHED DOUBLE GARAGE WITH UTILITY AREA, ORP, ENCLOSED REAR GARDEN, ALONG WITH DETACHED ANNEXE/STUDIO. OFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, CLOAKROOM, KITCHEN/DINING ROOM, STAIRS TO 1ST FLOOR SPLIT LEVEL LANDING, MASTER BEDROOM WITH ENSUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BATH AND SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, DETACHED DOUBLE GARAGE WITH UTILITY AREA, REAR GARDEN, DETACHED ANNEXE/STUDIO. OFCH.



Old wooden front door to:

ENTRANCE HALL: Window to the side. Quarry tiled floor. Part oak panelled walls, exposed timbers. Turned wooden staircase with understairs storage cupboard to the first floor.

CLOAKROOM: Window to the side. Fitted with white suite comprising WC & corner hand basin. Tiled floor. Ladder style towel rail. Extractor, inset ceiling lights.

SITTING ROOM: Twin windows to the front with fully restored pocket shutters. Exposed brick fireplace inset with basket for open fire on matching brick hearth. Exposed timbers. TV point. Oak floor. Wall light points.



KITCHEN/DINING ROOM: Window to side, window enjoying views over the rear garden. Vaulted ceiling with storage. Fitted with contemporary range of grey shaker style base and wall units with square edge woodblock worktop over, inset with 1 ½ bowl single drainer composite sink unit. Space for range style cooker with extractor over, metro tiled splashbacks. Shelved larder cupboard, pull out metal basket storage. Space for fridge freezer. Seating area with corner wood burning stove. Traditional style radiators. Tiled floor. Peninsula unit with pendant lights over, incorporating Zanussi dishwasher & wine fridge. Opening to:

PRICE £599,950



DINING ROOM: Bifold doors leading out to the rear garden, matching full height glazed panels and window to the side. Contemporary grey vertical radiator. Wooden staircase to the first floor with feature arched window over to:

SPLIT LEVEL LANDING: Exposed timbers. Inset ceiling lights. Linen cupboard.

MASTER BEDROOM: Window with secondary double glazing to the front. Inset ceiling lights. Traditional style radiator. Door to:

EN SUITE SHOWER ROOM: Fitted with contemporary white suite comprising WC, hand basin set into white high gloss storage unit with mirrored cabinet over & tiled shower cubicle with glass door. Extractor, inset ceiling lights. Chrome ladder style heated towel rail. Tiled floor.

BEDROOM: Window with secondary double glazing to the front. Exposed timbers. Inset ceiling lights. Wardrobe cupboard. Traditional style radiator.

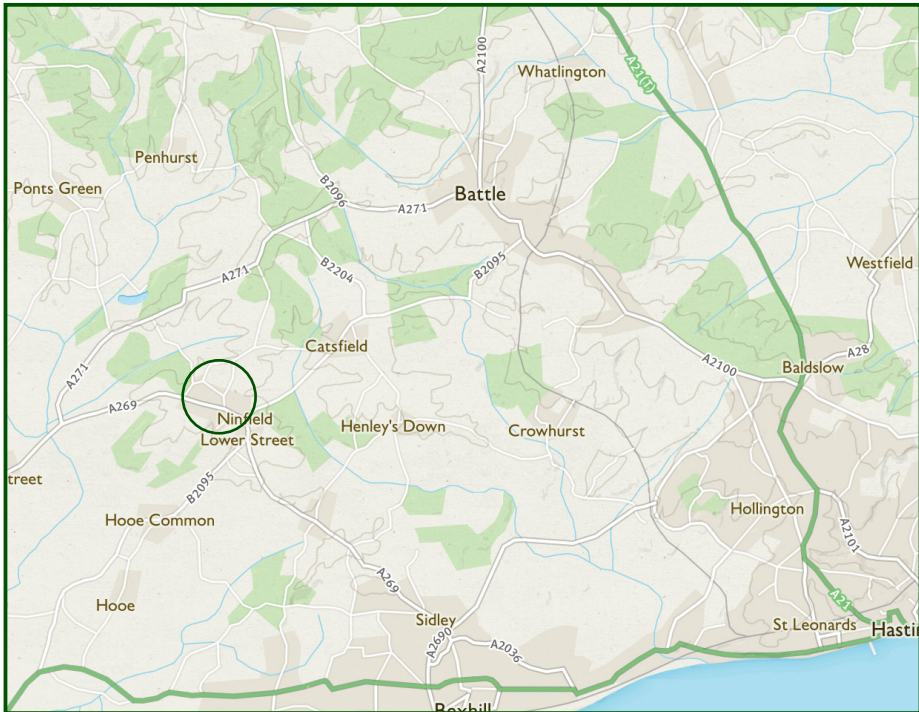
BEDROOM: Sash window to the side. Traditional radiator. Inset ceiling lights. Shelves.

BATH/SHOWER ROOM: Window to the rear. Fitted with contemporary white suite comprising WC, hand basin set on to double doored, white high gloss storage unit with mirror doored cabinet over and shower bath with glass screen to side. Inset ceiling lights. Tiled walls, matching tiled floor. Chrome ladder style towel rail.



OUTSIDE: The property is approached from the road over a part shared driveway leading to private drive, with EV charging point, giving access to the detached double garage. The walled front garden is mainly laid to lawn with planted borders. A door from the rear garden gives access to the garage, which is fitted with utility area, including storage cupboards, plumbing for washing machine & space for further appliances, also housing the Grant oil fired boiler. The rear garden is fully enclosed with large paved terrace for alfresco dining with central feature covered well, accessed by wrought iron gates from the driveway.

Cont.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

The remainder of the garden is laid to level lawn, interspersed with mature trees and planted borders. A brick paved pathway leads to the detached Annexe/ Studio at the rear, comprising reception room with kitchen area and shower room, suitable for a variety of uses.

SERVICES: Mains water, electricity & drainage are connected. Oil central heating.

FLOOR AREA: 167 m2 (1,798 sq. ft) approx.

EPC RATING: 'F'

COUNCIL TAX BAND: 'E'

LOCAL AUTHORITY: Wealden District Council

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and West St. Leonards stations provide services via Tonbridge to London Charing Cross.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) or alternatively, Junction 6 via the A22 (at Godstone).

DIRECTIONS: Leave Battle on the North Trade Rd. Turn left onto the Catsfield Rd, B2204. Continue to the junction, turn right towards Ninfield. Turn right immediately before the Blacksmith Inn into Manchester Rd. Church Farmhouse will be found on the right.

What3Words (Location): [///tastier.skate.bitter](https://www.what3words.com/#!/tastier.skate.bitter)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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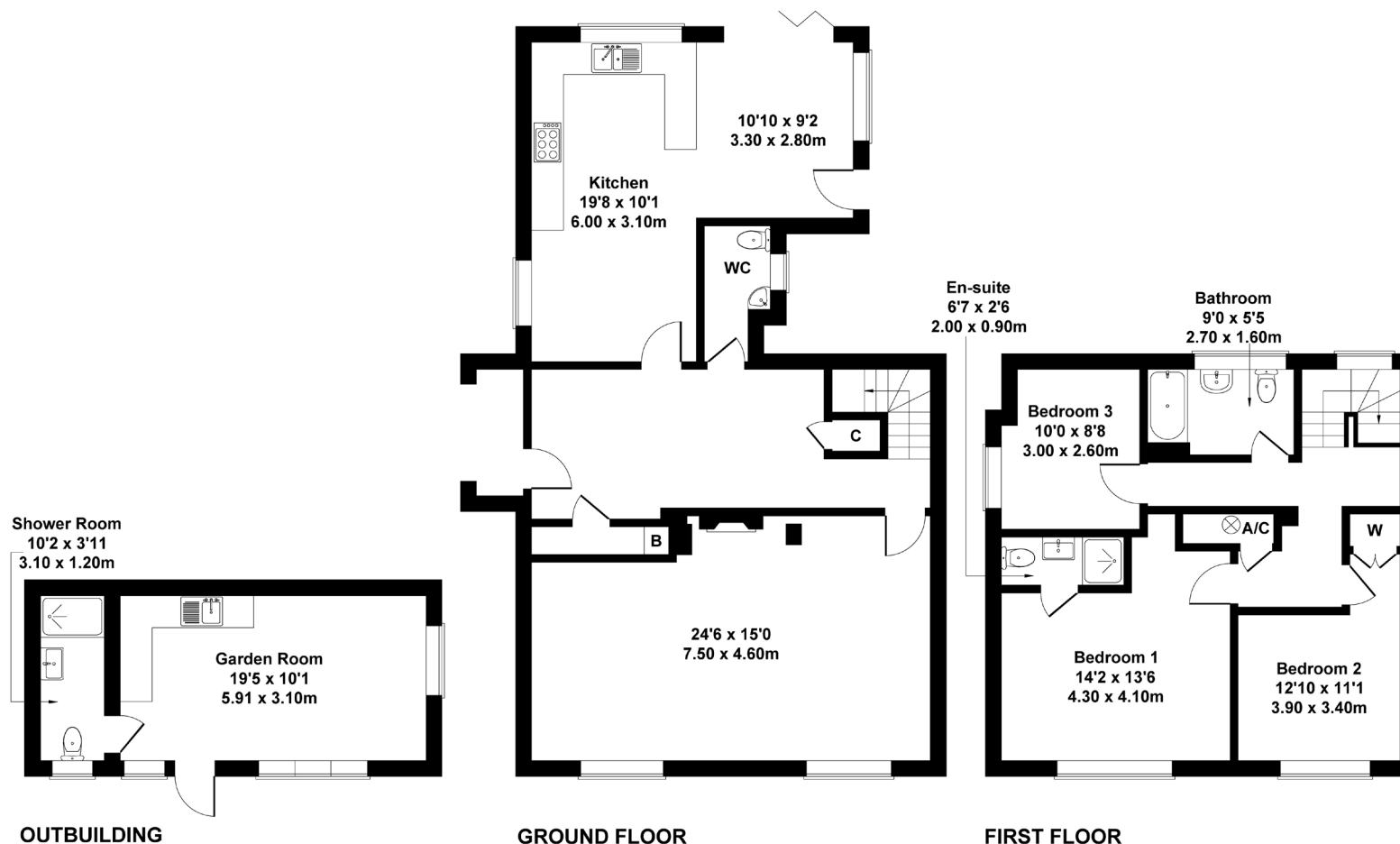
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

Church Farm House

Approximate Gross Internal Area
1798 sq ft - 167 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



Not to Scale. Produced by The Plan Portal 2024
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EMAIL: [SALES @ MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01580 212828 & 01797 253000

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