



1 Old Post Office Cottages

Netherfield, Battle, East Sussex, TN33 9QH

Batcheller
Monkhouse

1 OLD POST OFFICE COTTAGES

1 Old Post Office Cottages is an attractive, semi-detached cottage, with character-filled accommodation over two floors. Of particular note are the outbuildings, including a detached double garage with office above, and a second garage with an extremely useful and unusual studio room overlooking the landscaped gardens and glorious views.

Ground floor:

- Kitchen
- Dining Room opening through to spacious Reception Room

First Floor:

- Principal Bedroom with en suite Shower Room
- Three further Bedrooms
- Family Bathroom

Outside:

- Detached double Garage with Office above
- Additional detached Garage and Studio/Garden Room, with small Kitchen/Utility Area and Shower Room



AMENITIES

Standing on high ground in a rural location enjoying open views towards the coast at Bexhill-on-Sea. Netherfield is a small rural village in an Area of Outstanding Natural Beauty with a general store/post office, church, two public houses, village hall, playing fields and Primary School.

Battle town centre and station is some 2 miles with an excellent range of shops, supermarket, public houses and restaurants. Robertsbridge station (London Bridge/Charing Cross) is about 5 miles. Hastings, with its broad range of amenities along with its charming Old Town, is about 8 miles. Eastbourne and Tunbridge Wells are about 18 and 23 miles.

State and private schools within reach include Battle and Langton Primary School, Claverham Community College and Battle Abbey at Battle; Claremont Senior School at Bodiam and Preparatory School on the outskirts of Hastings, and Vinehall at Robertsbridge.

DESCRIPTION

1 Old Post Office Cottages is an attractive, semi-detached cottage much character, including timber beams throughout much of the house.

The elevations are brick on the ground floor with tile hanging above and a tiled roof. The windows are timber framed with sealed unit double glazing and leaded light glass. The entrance to the house is effectively to the rear of the property and is approached via the generous paved terrace.

The main features are:

- The front door opens into the traditional style painted wooden kitchen with an array of wall and base units incorporating an integral fridge, Kenwood gas hob and double oven, 1½ bowl stainless steel sink unit with drainer. Walk-in larder and cupboard housing the gas central heating boiler.
- Two steps lead up to the dining room, a generous area with views to the front, open to the sitting room. This whole area has timber beams to the ceiling with a large brick fireplace with solid fuel burning stove. Bi-folding doors to the terrace and garden beyond.
- The first floor features four bedrooms with the principal bedroom having a built-in wardrobe and an en suite shower room with glazed and tiled shower cubicle, WC and basin in vanity unit.





- Two of the secondary bedrooms have built in storage/wardrobes and each of them has timber beams to the walls. There is a family bathroom with corner bath, WC and pedestal wash hand basin. Linen cupboard housing the hot water tank.

GARAGE/GARDEN ROOM

This is a detached building of weatherboard elevations with a tiled roof. The front section provides a good garage and to the rear is what is effectively a self-contained unit incorporating a very attractive studio-style room with vaulted ceiling and exposed beams with glazed double doors to the terrace and garden beyond.

There is a small kitchen/utility area plumbed for the washing machine and tumble dryer, and a shower room with WC, basin and glazed and tiled shower cubicle.

OUTSIDE

There is an additional detached double garage building, again of weatherboard elevations with a tiled roof. An external staircase to the rear leads to a useful office/studio room. The driveway is gravel and provides parking for several cars.

The main garden is laid to lawn with raised planters and a brick garden storage room. The garden has attractive and far-reaching views over farmland and beyond towards the coast at Bexhill-on-Sea.

DIRECTIONS

In the centre of Netherfield pass The White Hart public house on the left and the driveway to 1 Old Post Office Cottages is the second on the left.

Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.

Telephone 01424 787000. www.rother.gov.uk

Services (not checked or tested): Mains electricity, gas and water
No connection to mains drainage

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX116291

EPC: EPC Rating C



GUIDE PRICE £525,000 - £575,000

VIEWINGS

For an appointment to view please contact our Battle Office,
telephone 01424 775577

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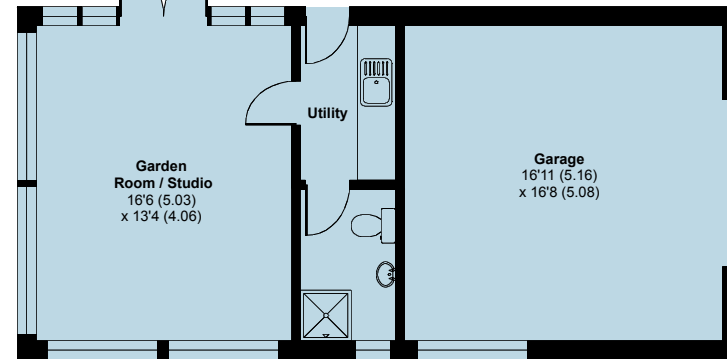
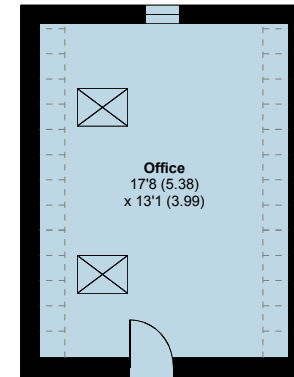
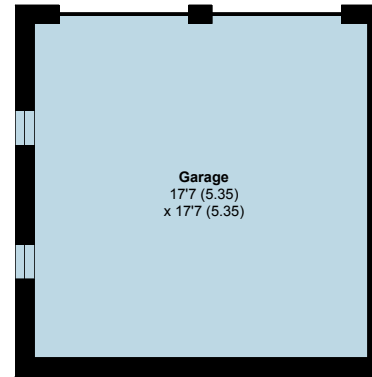
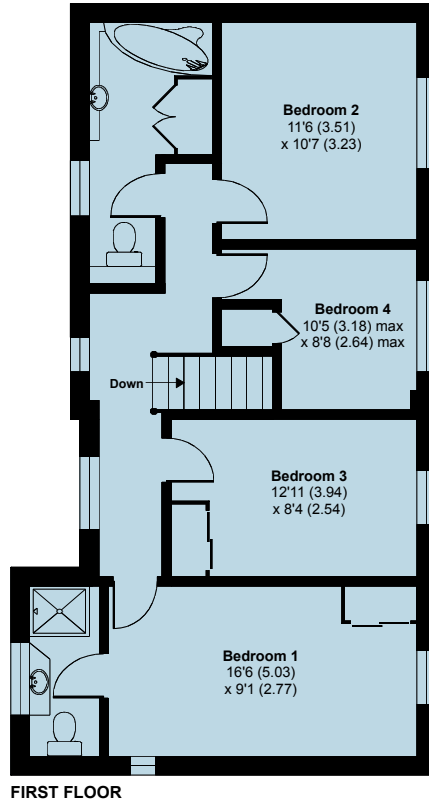
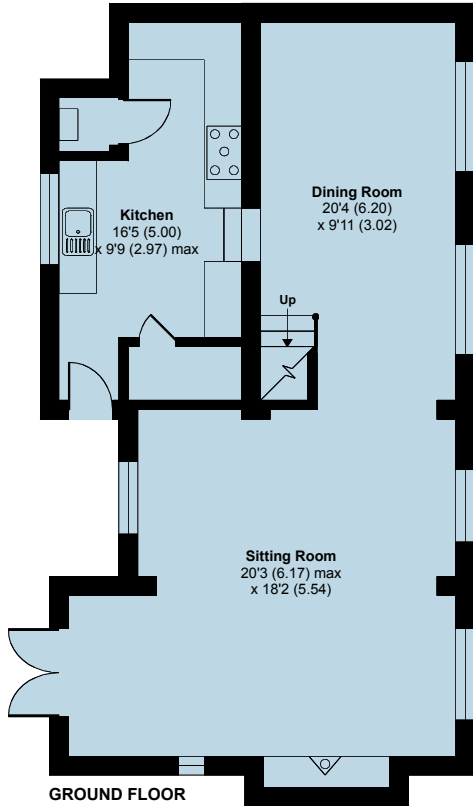
1 Old Post Office Cottages, Netherfield, Battle, TN33 9QH

Approximate Area = 1460 sq ft / 135.6 sq m
 Limited Use Area(s) = 48 sq ft / 4.5 sq m
 Garages = 1101 sq ft / 102.3 sq m
 Total = 2609 sq ft / 242.4 sq m

For identification only - Not to scale



Denotes restricted head height



NOTE:

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Batcheller Monkhouse. REF: 607260

