



Catsfield Place

Catsfield, near Battle, East Sussex, TN33 9BS

Batcheller
Monkhouse

Our Corner of England

CATSFIELD PLACE

A handsome and substantial Grade II Listed **Country House** in an attractive rural yet convenient location with views over surrounding farmland and benefiting from two **Annexes**, three **Offices** and **Leisure Complex** with an impressive **indoor Swimming Pool and Entertaining Area**. **Outbuilding/Garaging**, two hard **Tennis Courts** and mature grounds of about **3 acres**.

Ground Floor

- Entrance Vestibule
- Inner Hall
- Three Cloakrooms
- Drawing Room
- Dining Room
- Sitting Room
- Panelled Study
- Staircase Hall
- Enclosed Porch
- Extensive Cellar
- Breakfast Room
- Expensively fitted Kitchen
- Family Room
- Library
- Small Study

Two Integral Annexes

First Floor:

- Principal Bedroom with Dressing Room and en suite Bathroom
- 5 further Bedrooms
- 2 further Bathrooms (two en suite)

Second Floor

- Landing/Sitting Area
- Bedroom 7
- Bathroom

Outside

- Leisure Complex with indoor Swimming Pool and Entertaining Area, Bar and Party Room
- Media Room
- Three Offices
- Two Hard Tennis Courts

Gardens and Grounds

- Garaging/Outbuildings
- Mature Gardens and Grounds of about 3 acres



DESCRIPTION

Catsfield Place is a handsome and substantial Grade II Listed country house in a rural setting at the end of a private drive shared with one other property and surrounded by farmland.

The elevations are stone and brick, part tile hung, all beneath a tiled roof. The house dates from the late 16th century with additions in the 17th and 18th centuries and has well proportioned rooms with high ceilings.

The property has been the subject of considerable expenditure by the present owners and has been meticulously maintained over recent years.

There are many original features including a heavy oak staircase dating from 1685, period fireplaces, exposed timbers, sash windows, internal shutters to some of the windows.

There is some secondary double glazing, oil-fired central heating in the main house with an industrial-sized boiler and Calor gas heating in the annexes, offices and leisure complex.

The main features of the property include:

- Enclosed **Entrance Vestibule** leading through to the inner **Hall** with stone flagged floor and formal **Breakfast Room** with period fireplace having a woodburner, old quarry tiled floor. **Cloakroom** with basin and WC.
- The **Sitting Room** has an inglenook fireplace and stone flagged floor.
- The fine **Drawing Room** has an impressive wide inglenook fireplace, pine floor and the original front door.
- The L-shaped **Dining Room** also has a pine floor and doors to the garden.
- The panelled **Study** has an open fireplace (currently sealed) in stone surround.
- The handsome period staircase in the **Main Hall** has doors to an **Enclosed Porch** and **Cloakroom** with basin and WC.



- The recently re-designed and expensively fitted and equipped custom built **Kitchen/Breakfast Room** comprises a comprehensive range of modern units with granite worktops; built-in fridge, freezer and dishwasher. Two full-size ovens and a built-in wine cooler in a central island, which runs the length of the kitchen, with wooden work surface and pop-up mobile phone charger and USB port. Walk-in pantry. A door leads out into the formal garden.
- There is a **Cellar** with adjacent **Boiler Room**.
- Adjacent to the kitchen/breakfast room is an excellent **Family Room** off which are a small **Library**, a **Study** and a **Cloakroom** with basin and WC.
- The **first floor** is approached by the heavy oak staircase dating from 1685 to a large landing. The **Principal Suite** comprises **Bedroom** with storage cupboard and adjacent L-shaped **Dressing Room** fitted with shelving and clothes hanging rails, **en suite Bathroom** with bath, two basins, shower cubicle, bidet and WC.
- **Bedroom 2** has a fireplace and an **en suite Bathroom**, which is panelled to half height and fitted with bath, basin, WC and walk-in shower cubicle. **Bedroom 3** has a fireplace.
- The secondary landing has a walk-in airing cupboard, staircase to the first floor and **Bedroom 4** with **en suite Shower Room**, having a walk-in shower, basin and WC. **Bedroom 5** intercommunicates with **Bedroom 6**.
- The **second floor** is approached by two staircases, the principal one being from the main landing, which rises to a **Sitting Area** through to an inner landing. Well-appointed **Bathroom**, which has panelling to half height and a bath, basin, and WC. **Bedroom 7** provides access to a secondary staircase to the first floor.

THE LEISURE/OFFICE SUITES/ANNEXE COMPLEX

These adjoin the main house, being approached from the family room, and comprise:

- Wonderful indoor **Swimming Pool** and **Entertaining Area** with doors out to a gravelled courtyard area overlooking the farmland.
- **Gymnasium; Shower Room; Sauna/Treatment Room** together with adjacent **Bar/Billiards/Snooker Room** and **Party Room**.
- **Guest Annexe** (coloured pink on the floorplan and incorporated within the leisure complex) comprises Hall, Living Room/fitted Kitchen, Bedroom and Bathroom.
- **Three Office Suites**, one of which has kitchen units.
- Self-contained **Cottage Annexe** (coloured green on the floorplan) which is attached and has its own front door. This comprises Hall; Living Room/ Kitchen; two Bedrooms; newly fitted Bathroom.
- Attached **Media/Cinema Room**.

OUTSIDE

Timber **Garage Block** of 1,452 sq ft with a new felted roof, **Store Room** and **Workshop**. Further **Garage** with space for three cars. Two **excellent hard Tennis Courts** enclosed within high netting.





THE GARDENS AND GROUNDS

These form an impressive setting and backdrop to Catsfield Place being approached through the electrically operated wrought iron gates opening into the gravelled drive and extensive parking areas. This is flanked by a stone retaining wall with hydrangeas, fuchsias and other shrubs. Brick steps and wrought iron gates lead down to a large level lawn enclosed by a yew hedge.

In addition, there is a further brick wall incorporating stone pillars with wrought iron gates and steps leading down to a further area of level lawn and woodland copse.

The delightful walled garden adjacent to the house has a paved terrace, lawns, gravel paths, flowering shrub borders, roses and herbaceous plants.

A small fence-enclosed kitchen garden has recently been created with individual beds and adjacent potting shed.

Beyond is a small **paddock** and a **timber garden summerhouse** (in need of repair).

In all about 3 acres.

DIRECTIONS

On entering Catsfield village from a northerly direction turn left opposite the White Hart public house into Church Road. Continue for 1.3 miles and the entrance to a farm lane shared by one other property (the first section being unmade and bumpy in places) will be seen on the left. Continue down this lane and Catsfield Place will be found at the end to the right. **What3Words:** ///gliding.lightens.washing



AMENITIES

Local: Catsfield Place enjoys a delightful rural setting between the villages of Catsfield and Crowhurst. Catsfield has a general store/Post Office, butchers shop, Farm Shop, village hall and the White Hart Inn.

Towns: For more comprehensive amenities and shops, Battle town centre is about 4.3 miles. The coast and town centre at Bexhill-on-Sea is some 6.5 miles whilst the larger town of Tunbridge Wells is about 26 miles.

Transport: Battle station on the London Bridge/Charing Cross line; Bexhill-on-Sea station on the Brighton to Ashford line, with links from Ashford International to St Pancras and the Continent via Eurostar.

Schools: Primary Schools at Catsfield, Crowhurst and Ninfield; Claverham Community College and Battle Abbey at Battle; Bexhill High Academy and Bexhill College at Bexhill; Claremont Preparatory School in St Leonards and Senior School at Bodiam; Vinehall at Robertsbridge; Bede's at Upper Dicker.

Leisure: countryside walks from Catsfield through to the historic Battle Abbey on the 1066 Country Walk; arts, music and events at the De La Warr Pavilion, sailing club, bowls and tennis at Bexhill; Bateman's, Bodiam Castle, Sissinghurst Gardens (National Trust); golf at Highwoods Golf Club, Cooden Beach Golf Club and Sedlescombe Golf Club; leisure centres at Crowhurst Park and Bannatynes (Beauport Park) on the outskirts of Battle.



ADDITIONAL INFORMATION

Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

Services (not checked or tested): Mains water and electricity. Private 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 ESX223057

Council Tax: Band G



GUIDE PRICE £1,750,000

Viewings

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

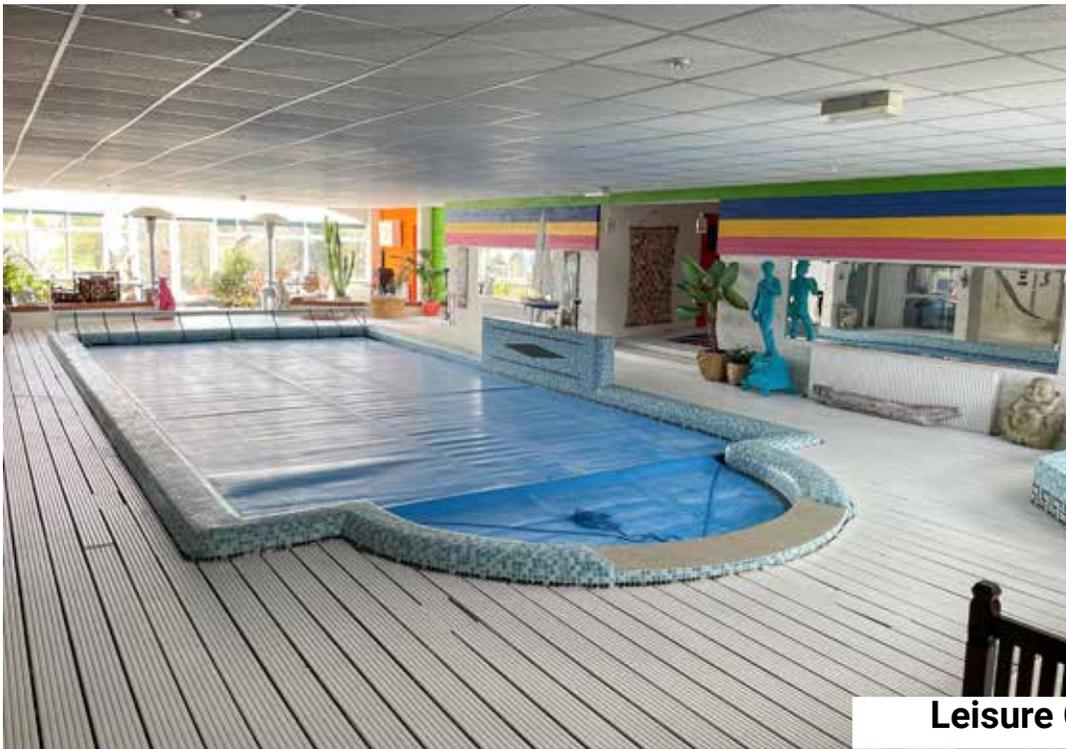
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Leisure Complex



NOTE:

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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Approximate Area = 15751 sq ft / 1463.2 sq m (includes media room and WC and excludes garage measurements)

Limited Use Area(s) = 103 sq ft / 9.6 sq m

Total = 15854 sq ft / 1472.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Batcheller Monkhouse. REF: 711257

