



Musings Oast

Darwell Hill, Netherfield, Battle, East Sussex, TN33 9QL

Batcheller
Monkhouse

Our Corner of England



MUSINGS OAST

A highly attractive period oast house conversion (not Listed) in an elevated position enjoying unspoilt views over open countryside together with a swimming pool (not currently in use), summer house and established grounds of about 0.67 of an acre.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room (in roundel)
- Roundel Kitchen
- Utility Room
- Cloakroom

First Floor

- Landing
- Principal Bedroom Suite with Dressing Room and en suite Shower Room
- Two further Bedrooms
- Family Bathroom

Outside

- Detached Garage with additional parking
- Swimming Pool (not currently in use)
- Summer House
- Attractive Gardens of approximately 0.67 of an acre



DESCRIPTION

Musings Oast is a highly attractive period (not Listed) converted oast house on an elevated position enjoying rural views. The house would now ideally benefit from some updating in parts. The elevations are brick and stone beneath a tiled roof. There is oil-fired central heating and sealed unit double glazing.

The main features of the property include:

- A covered storm porch features a panelled oak door to the **entrance hall**, an unusual curved space echoing the original roundel. There is solid wood flooring. A panelled oak door leads through to the generously proportioned **sitting room** with three windows overlooking the gardens and countryside beyond, with exposed ceiling beams and a brick chimney and fireplace with bressummer beam, brick hearth and fitted log burner.
- Two steps lead up to the **dining room**, a triple aspect room within one of the roundels.
- The **kitchen** is also within one of the roundels and features unusual curved co-ordinating worktops above painted wooden units, together with a four-ring Zanussi electric hob and Belling double oven.
- An exposed brick and stone wall incorporates an arch through to the useful **utility room** with plumbing for washing machine and tumble dryer, single stainless steel sink unit with drainer, plumbing for dishwasher and space for a fridge freezer. There is an additional range of storage units. A door from the utility room leads to the **inner hall** with a **cloakroom** comprising WC and wash basin.
- The staircase is approached from the main reception room to the **first floor landing** where there is a storage cupboard and airing cupboard housing the hot water tank.
- The **principal bedroom** is a generous space and sits within one of the original roundels, featuring striking curved walls. Double aspect with views over the gardens and countryside beyond. The walk-through **dressing room** provides a range of built-in wardrobes and dressing table, leading through to the **en suite shower room** with glazed and tiled shower cubicle, WC, wash basin in vanity unit, part tiled walls and a heated towel rail. This area would now benefit from some refurbishment and upgrading.
- **Bedroom 3** is a single bedroom with wooden flooring, built-in wardrobe cupboard and windows overlooking the garden and countryside beyond.



- The **family bathroom** has recently been improved and offers a panelled bath with mixer taps, wash basin in vanity unit with storage below, WC, wood-effect flooring, heated towel rail, tongue and groove walls and views over the garden and countryside.
- **Bedroom 2** is approached via six steps and sits in one of the original traditional roundel rooms with views overlooking the garden and countryside beyond. There is hatch access to a small loft area. This bedroom would also benefit from some upgrading.

OUTSIDE

The house is approached via a driveway shared with two other properties culminating in an area of hardstanding leading to the **detached garage**. A gate opens to a path gently wandering down to the house.

Please note that provisional planning permission has previously been granted for conversion of the garage (RR/2010/2472/P) and for a single storey extension to the house and erection of a new garage (RR/2010/1302/P)

To the front is a split level paved terrace with generous space for entertaining and al fresco dining, leading up to the main area of lawn which offers views over neighbouring countryside. The lower section of garden is also largely laid to lawn and leads to the **swimming pool** (not currently in use) which would now benefit from some maintenance and upgrading. Adjacent to the pool is a detached timber built **summer house** which previously served as a changing room.

The grounds extend to some **0.67 acres**.

AMENITIES

Local: Musings Oast is located on Darwell Hill about 1 mile from the centre of the small village of Netherfield which has a local shop/Post Office, church, public house, primary school and recreation ground.

Towns: For more comprehensive amenities and shops, Battle town centre and station are about 4.5 miles. Heathfield town centre is some 7.8 miles with the coast at Hastings and Eastbourne being about 12 and 18 miles, and Tunbridge Wells some 18 miles.

Transport: Battle and Robertsbridge stations on the London Bridge/Charing Cross line. The A21 gives access to the M25 and motorway networks.

Schools: Netherfield Primary School; Claverham Community College and Battle Abbey School at Battle; Vinehall School at Robertsbridge; Claremont on the outskirts of Hastings and Bodiam; Marlborough House and St Ronan's at Hawkhurst.

Leisure: Darwell Reservoir for walking and fishing, the historic town of Battle has its famous Abbey and events throughout the year; Bateman's, Bodiam Castle, (National Trust). Golf at Sedlescombe Golf & Country Club, and Beauport Park Golf & Country Club on the outskirts of Battle.

Healthcare: Conquest Hospital, Hastings and Eastbourne District General Hospital.

DIRECTIONS

From the White Hart public house, Netherfield, on the B2096 head in a westerly direction and after about 1 mile, just after passing the crossroads signposted to Brightling on the right, continue for about 100 yards and Musings Oast will be found on the left. **What3Words:** Starlight.lighten.sounding





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.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX71430

EPC: EPC rating E

Council Tax: Band G



GUIDE PRICE £700,000 - £725,000

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



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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

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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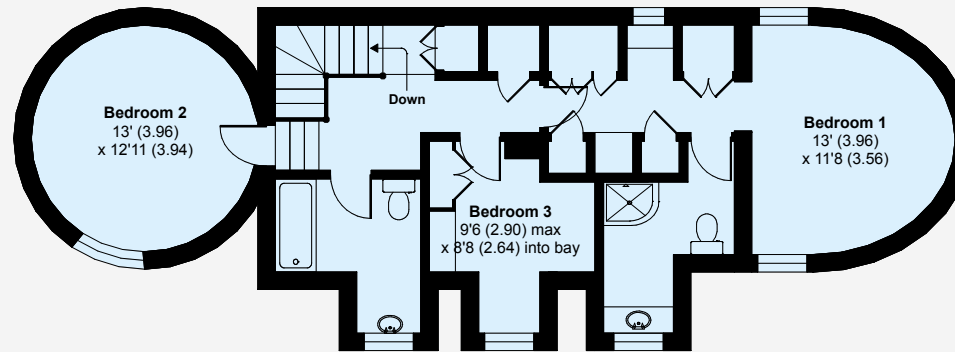
Musings Oast, Darwell Hill, Netherfield, Battle, TN33 9QL

Approximate Area = 1594 sq ft / 148.1 sq m

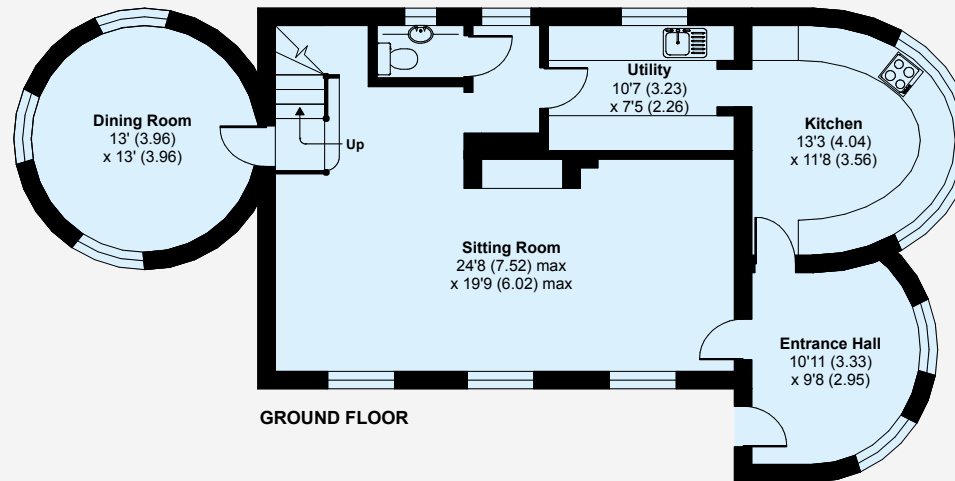
Garage / Workshop = 586 sq ft / 54.4 sq m

Total = 2180 sq ft / 202.5 sq m

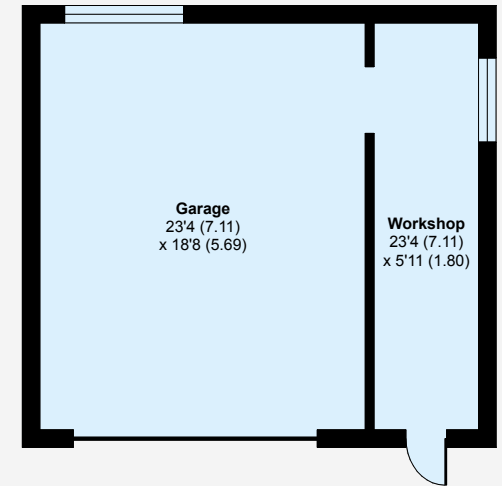
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Batcheller Monkhouse. REF: 1031174

