

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**Magpies Netherfield Hill, Battle, East Sussex TN33 0LH  
£780,000 Freehold**

A beautifully extended and remodelled detached chalet-style home in a desirable semi-rural setting close to Battle town centre. Offering spacious, light-filled accommodation with excellent versatility, the property includes a 50ft open-plan living/dining space with bi-fold doors, roof lanterns and a bay window opening onto the landscaped rear garden. The kitchen/breakfast room features a central island, granite and walnut worktops, a Butler sink and integrated appliances including fridge/freezer, dishwasher and wine cooler. There is also a formal drawing room with feature fireplace and bow window, a utility room, cloakroom, and access to a large integral garage. Upstairs are three generous double bedrooms, all enjoying far-reaching views. The main bedroom benefits from an en suite, while the modern family bathroom includes a jacuzzi bath and separate shower. Outside, the home is approached via a long block-paved driveway offering ample parking. The rear garden is beautifully landscaped, with a large patio, pergola seating area, level lawn, pond and a separate working garden with greenhouses and outbuildings. The garage and adjoining utility area form part of the rear extension and offer excellent scope for conversion into a self-contained annexe or for extension above (subject to planning). Further features include gas central heating, underfloor heating to the extension, and double glazing throughout. A versatile home in a prime location with great future potential.





RUSH  
WITT &  
WILSON



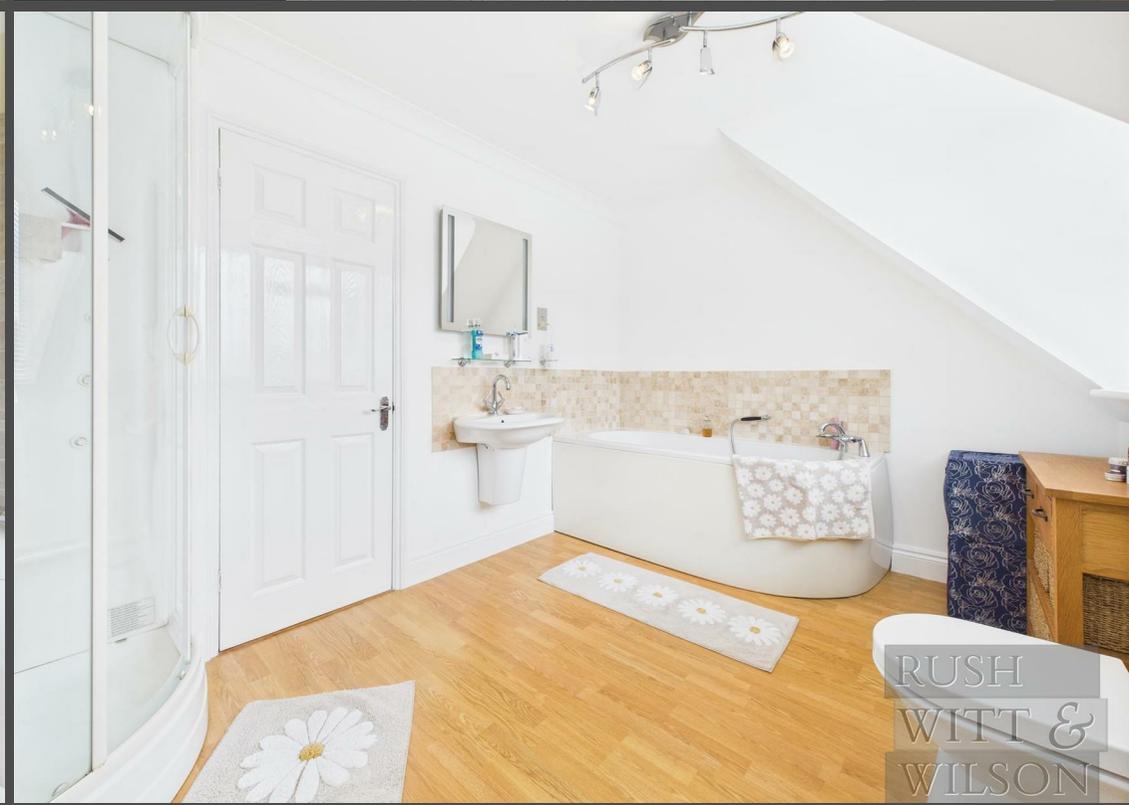
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

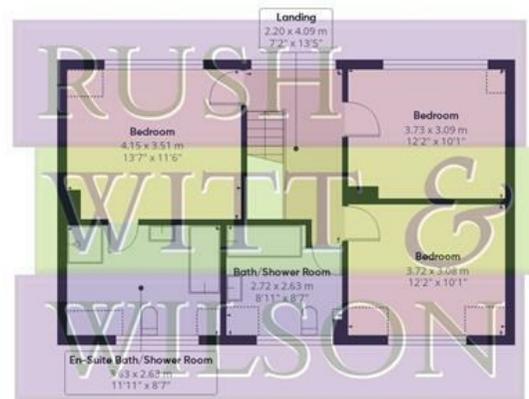


RUSH  
WITT &  
WILSON





**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

240.2 m<sup>2</sup>

2585 ft<sup>2</sup>

**Reduced headroom**

3.6 m<sup>2</sup>

39 ft<sup>2</sup>

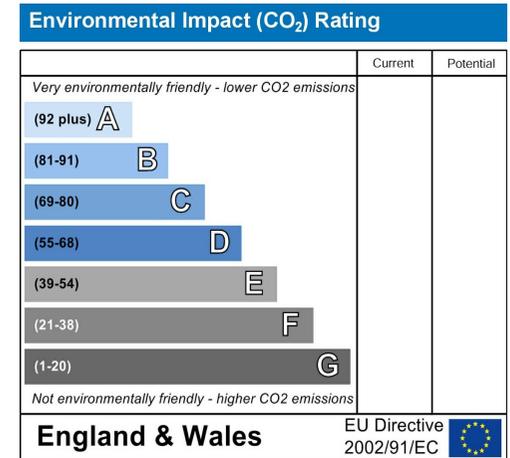
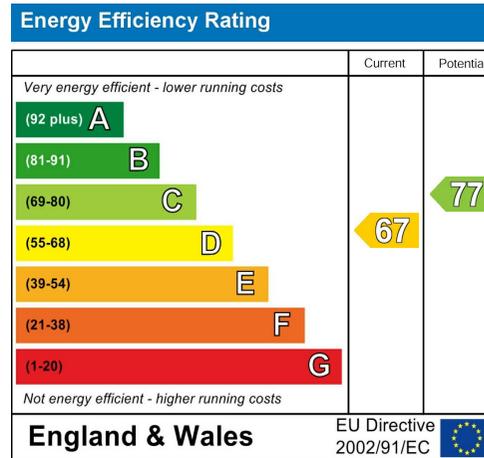
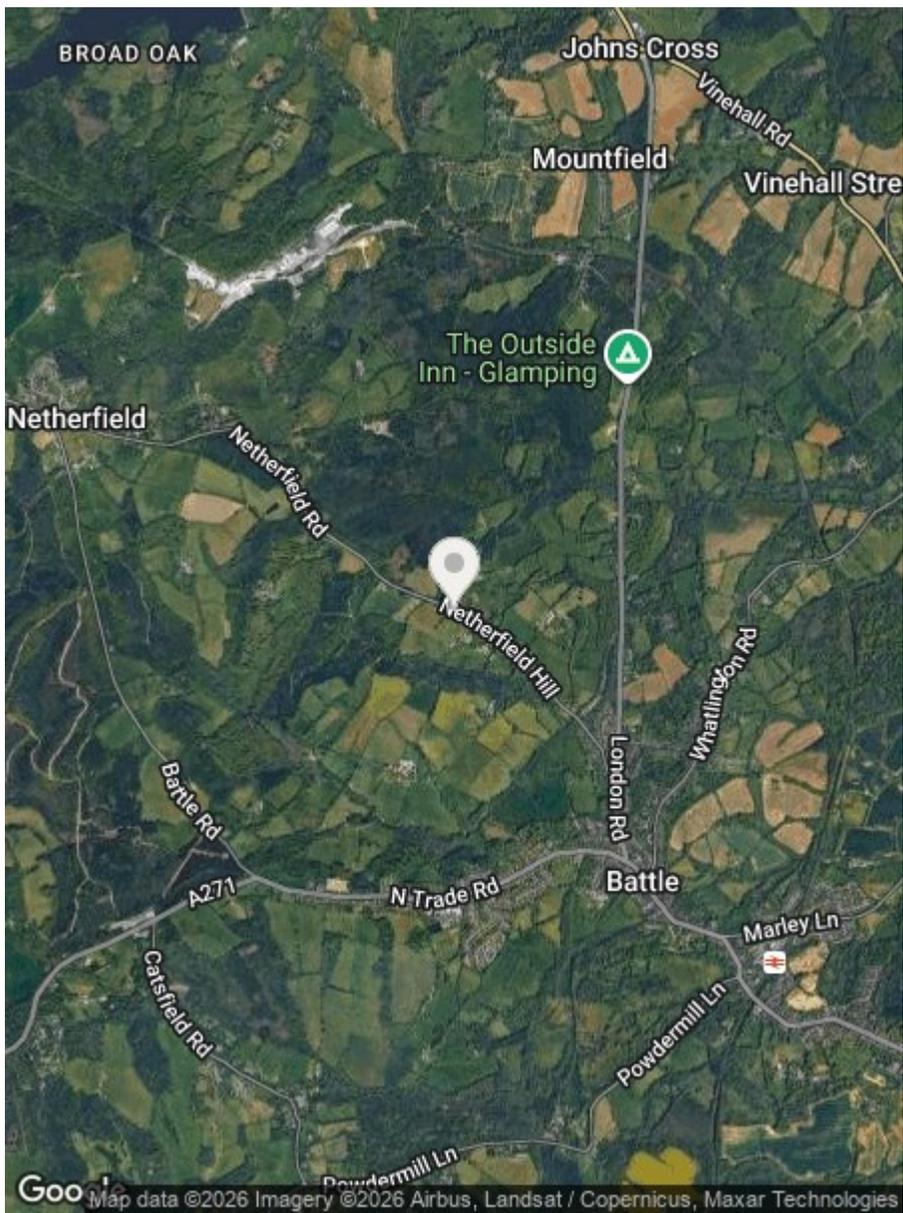
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
Lettings & Property Management



**88 High Street**  
**Battle**  
**TN33 0AQ**  
**Tel: 01424 774440**  
**battle@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**