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**Karibu, Netherfield Hill, Battle, East Sussex TN33 0LH**  
**Offers In The Region Of £625,000**

Nestled in the charming area of Netherfield Hill, Battle, this deceptively spacious detached house offers a perfect blend of comfort and elegance. With five well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking both space and versatility.

Upon entering, you are greeted by a welcoming entrance porch that leads into a generous entrance hall. The ground floor boasts three inviting reception rooms, including a delightful sitting room that features French doors opening into the dining room, creating an ideal space for entertaining. The conservatory adds a touch of tranquillity, allowing natural light to flood the home. The well-equipped kitchen, accompanied by a utility room, ensures practicality for everyday living. Additionally, a study or fifth bedroom and a convenient ground floor shower room enhance the functionality of this home.

As you ascend to the first floor, you will find four spacious bedrooms, complemented by a family bathroom and an en-suite shower room, providing ample facilities for family and guests alike.

One of the standout features of this property is the stunning, half an acre garden, which extends an impressive 245 feet. This extensively planted mature garden is a true haven for gardening enthusiasts and offers a serene outdoor space for relaxation and enjoyment.

Further enhancing the appeal of this home is the detached double garage and off-street parking, ensuring convenience for residents and visitors. The property also benefits from solar panels, promoting energy efficiency.

In summary, this exceptional detached house in Netherfield Hill is a rare find, combining spacious living with a beautiful garden in a desirable location. It is a perfect opportunity for those looking to create lasting memories in a wonderful family home.



The property is approached via a driveway with pathway to the front garden via the pretty front garden.

#### Entrance Porch

5'2 x 4'3 (1.57m x 1.30m)

UPVC double glazed door, window to front aspect, tiled floor, ample space for coats and boots, further UPVC glazed door with glazed floor to ceiling panel leading through to:

#### Entrance Hall

14'1 x 5'7 incorporating staircase (4.29m x 1.70m incorporating staircase)

Radiator, understairs storage cupboard.

#### Shower Room

9'1 x 3'8 (2.77m x 1.12m)

Louvre window to side aspect, fitted with a low level wc, pedestal wash hand basin with mixer tap, shower cubicle with concealed fitment, fixed rainfall shower head and hand held attachment, part tiled walls, radiator.

#### Sitting Room

12'9 x 17'2 (3.89m x 5.23m)

Double glazed window to front aspect, radiator, wooden glazed French doors leading through to:

#### Dining Room

10'7 x 13' (3.23m x 3.96m)

Return door to kitchen, radiator, aspect onto the rear garden via the conservatory with double glazed double doors.

#### Conservatory

11'8 x 12'4 (3.56m x 3.76m)

Of brick and uPVC glazed construction, insulated roof with skylight opening, double doors with views and access onto the garden.

#### Kitchen

15'4 x 11'3 (4.67m x 3.43m)

Double glazed window to rear aspect, double glazed door with views and access onto the rear garden, fitted with a matching range of wall and base mounted units, glass display cabinets, one and a half bowl stainless steel sink with side drainer and mixer tap, integrated eye level oven, four ring electric hob with cooker hood over, integrated fridge, large pantry style cupboard with concertina doors, cupboard housing recently installed gas fired boiler, return door to hallway, tiled floor, door leading through to:

#### Utility Room

9'2 x 5'1 (2.79m x 1.55m)

Double glazed window to side aspect, uPVC glazed door with garden access, fitted wall and base mounted units with work surface over, space for freezer, space and plumbing for washing machine, butler sink with hot and cold taps, part tiled walls, tiled floor, radiator.

#### Study/Bedroom Five

10'4 x 9'1 (3.15m x 2.77m)

Double glazed window to front aspect, radiator.

#### First Floor

##### Landing

Access to loft via a pull down ladder to a lit and part boarded loft which also houses the controls to the solar panels along with the battery storage, doors off to the following:

##### Bedroom One

16'7 x 9'5 max (5.05m x 2.87m max)

Double glazed window to front aspect, radiator, eaves storage space, built in wardrobes with mirrored sliding doors, door leading through to:

##### En-Suite

8'4 x 6'8 (2.54m x 2.03m)

Enjoying a dual aspect via double glazed obscure windows to the side, Velux window to the rear with a delightful outlook over the rear garden, fitted with a low level wc, pedestal wash hand basin, corner jacuzzi panel enclosed bath with shower attachment, radiator, part tiled walls.

##### Bedroom Two

10'4 x 13'7 (3.15m x 4.14m)

Dual aspect via double glazed window to side and rear aspect enjoying a stunning outlook over the beautiful garden, radiator, eaves storage cupboard.

##### Bedroom Three

14'4 x 9'2 (4.37m x 2.79m)

Double glazed window to front aspect, radiator, eaves storage.

##### Bedroom Four

11'8 x 6'3 extending to 9'4 (3.56m x 1.91m extending to 2.84m)

Double glazed window to front aspect, radiator, large over-stairs storage cupboard, inset glass display cabinet,

##### Bathroom

8'9 x 6'3 (2.67m x 1.91m)

Velux window to rear aspect, fitted with a low level wc, pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment, radiator, shaving point, airing cupboard housing the immersion tank with open shelving.

#### Outside

##### Garage

15'5 x 16'4 (4.70m x 4.98m)

Up and over door, light and power connected, pedestrian door to rear, wooden and glazed window to rear.

#### Front Garden

Arranged to lawn and landscaped, low maintenance mature shrub planted borders with a palm tree lined pathway leading to the front door, off street parking for at least three vehicles, gated side access.

#### Rear Garden

The stand out highlight of this property extending to 245ft, this deceptively spacious garden is sure to attract a keen gardener having previously been a consecutive prize winning garden with the local Battle and bloom competition.

Having been lovely landscaped and planted over many years by the present owner, the first section of the garden is principally laid to lawn with a feature pond and a number of well stocked flower, shrub and herbaceous bedded borders with mature trees. A large paved seating area is adjacent to the property, gated side access which is wide enough to be vehicular is someone wished to store a trailer or caravan, additional covered store ideal as a potting shed or somewhere to over winter delicate plants.

Leading across the lawn to a rose and vine covered pergola, the pathway divides and meanders through mature specimen trees opening out at the rear to a further large lawned area that has been heavily planted with a mixture of herbaceous, flower, shrub, perennial and annual planted borders all privately enclosed with a combination of fencing and planting, timber summer house to the rear, further wildlife pond creating a serene spot to peacefully unwind at the end of the day with rural views to the rear.

The garden also has outside lights and water tap with separate water connected to the rear of the garden and a number of seating areas to enjoy the garden throughout the day.

#### Agents Note

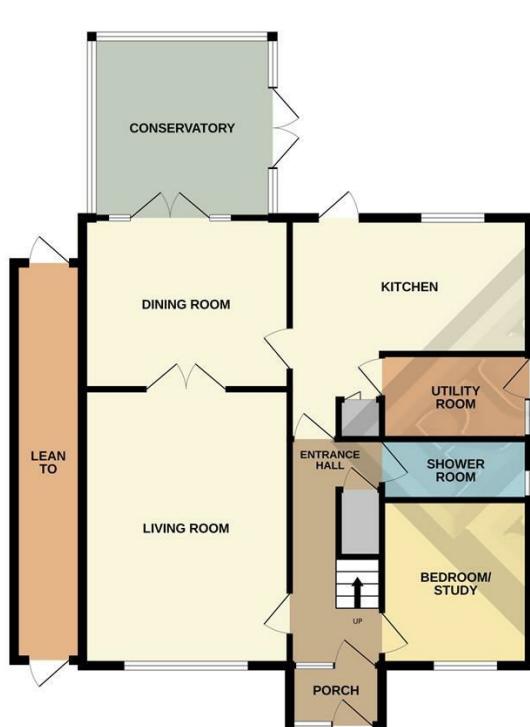
None of the services or appliances mentioned in these sale particulars have been tested.

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



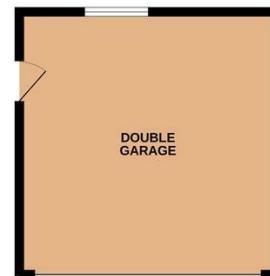
GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



DETACHED GARAGE  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

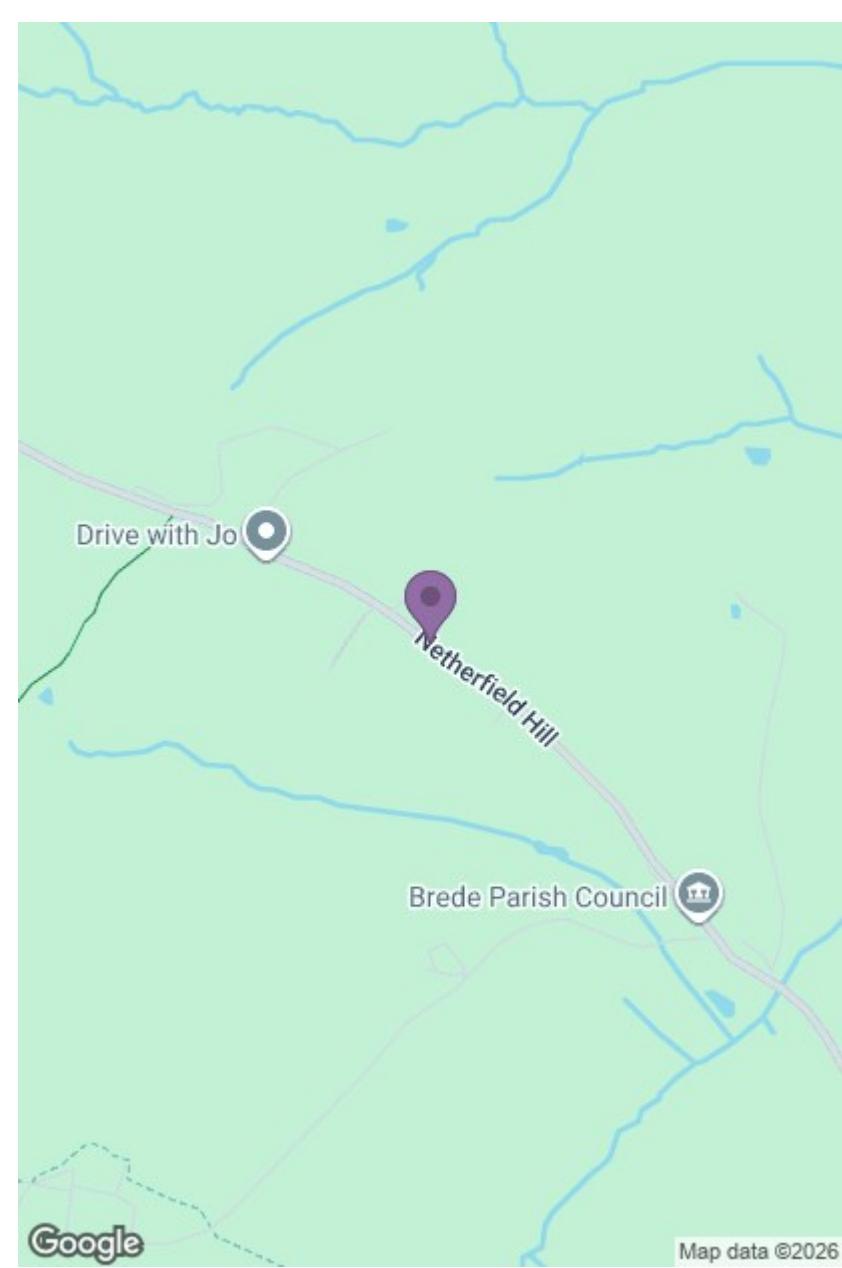
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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