

**RUSH
WITT &
WILSON**

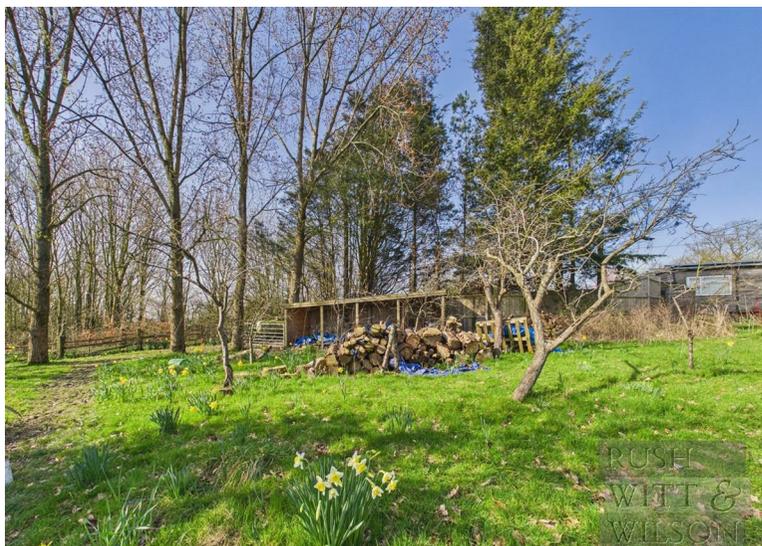


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Hazards Green Farmhouse Standard Hill, Battle, TN33 9NJ
Guide Price £600,000 - £650,000 Freehold

****GUIDE PRICE £600,000-£650,000****

Nestled in the tranquil rural setting of Standard Hill, Ninfield, this impressive detached four-bedroom country home offers a perfect blend of comfort and potential. With two spacious reception rooms, this home is designed for both relaxation and entertaining, making it an ideal choice for families or those seeking a peaceful retreat. Set on approximately 0.85 acres of land (TBV), the expansive garden is a sun-drenched haven, perfect for outdoor activities or simply enjoying the serene countryside views. The far-reaching vistas across the fields enhance the charm of this delightful home. In addition to the residential features, the property includes a detached working office, making it suitable for those who wish to work from home or run a small business, subject to the necessary permissions. The ample off-road parking is a significant advantage, providing space for multiple vehicles. There is also potential for further development or improvement, allowing you to tailor the property to your specific needs. The good-sized summerhouse or sunroom adds an extra dimension to the outdoor space, perfect for enjoying the warmer months. This property is not just a home; it is a lifestyle choice, offering the peace of rural living while being conveniently located on the outskirts of Ninfield. Whether you are looking for a family home or a property with commercial potential, this house is a rare find that should not be missed.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

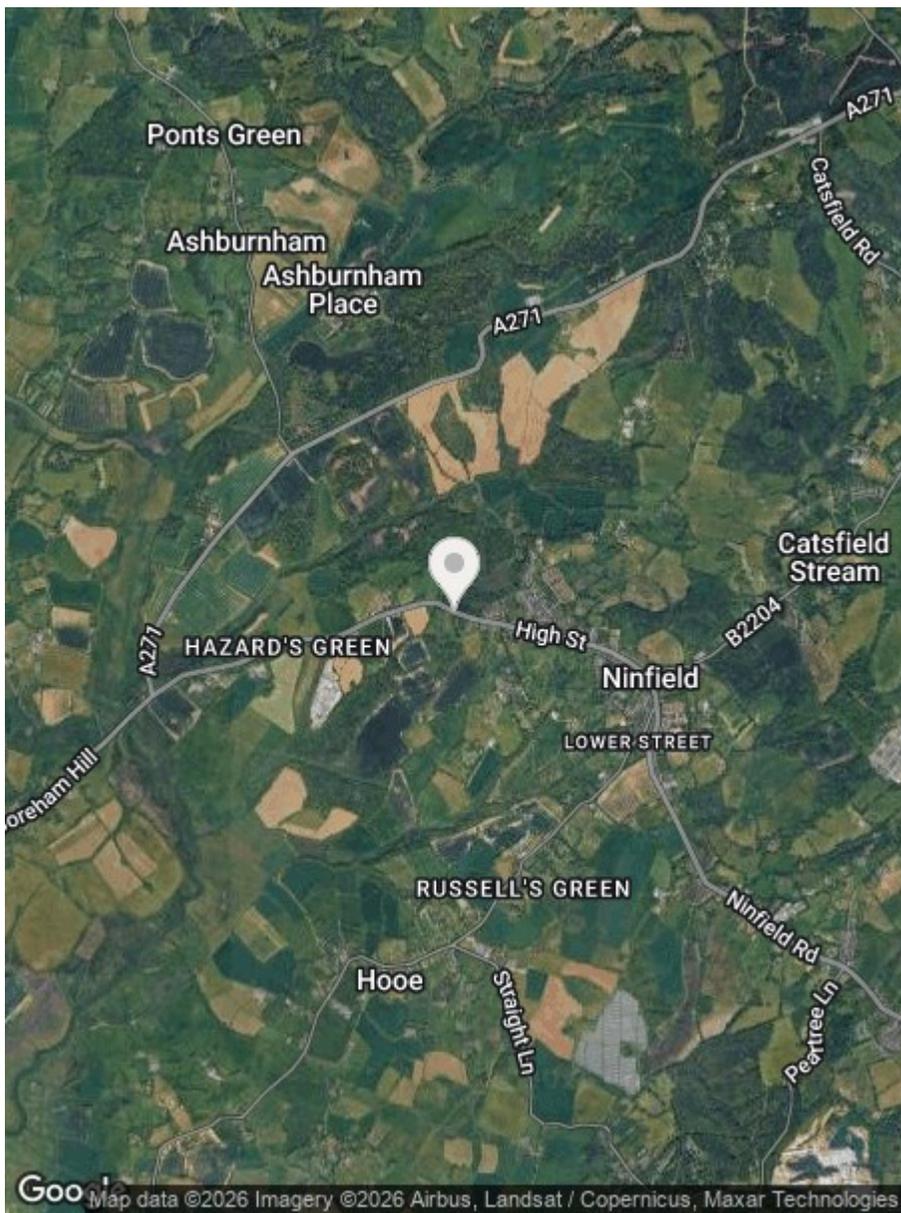
169.4 m²

1824 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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