

**RUSH
WITT &
WILSON**



Ventoux, Netherfield Hill, Battle, East Sussex TN33 0LH
Offers In Excess Of £660,000

******* Available Chain Free*******

Rush Witt & Wilson are proud to present to the market this beautifully positioned four bedroom detached family home. Set behind the road in a private position with stunning rural views to the rear over the former Battle Golf Club. Built in 2006 to an incredible specification, to include a fitted kitchen with granite worktops, sitting room, dining room, vaulted entrance hallway, separate utility room and conservatory to enjoy the view to the rear. Outside are large well maintained level garden with rural views, ample parking and an integral garage. Conveniently located close to Battle town centre with its shopping facilities, mainline station and favored local schooling. Viewings come highly recommended via appointed sole agents Rush Witt & Wilson.



Property approached via driveway leading to a covered entrance with exterior lighting.

Entrance Hallway

Vaulted ceiling to first floor galleried landing flooding the space with light via a double glazed high level windows, Oak flooring, double radiator, security alarm system and under stairs storage cupboard.

Shower Room

Fitted with a low level w/c, cloakroom wash hand basin with mixer tap, tiled shower cubicle, tiled floor, double radiator and inset ceiling lighting.

Kitchen/Breakfast Room

18' x 12'1 (5.49m x 3.68m)
Fitted with a range of matching wall and base mounted units with open display shelving, granite work surface, 1 1/2 bowl sink with mixer tap, breakfast bar area, integral fridge/freezer, eye level microwave, integral dishwasher, space for range style cooker with stainless steel cooker hood over, tiled surround, tiled floor, double radiator, inset ceiling lighting, integral door to garage and double glazed windows enjoying a stunning outlook over the rear gardens with far reaching rural views.

Utility Room

8'7 x 4'8 (2.62m x 1.42m)
Fitted with matching wall and base mounted units with work surface over, full height storage cupboard, 1 1/2 bowl stainless steel sink with mixer tap, space for washing machine and tumble dryer, attractive tiled surround, tiled floor, ceiling lighting, double radiator and double glazed door with garden access.

Dining Room

14'1 x 9'8 (4.29m x 2.95m)
Double glazed window to front aspect, ceiling lighting and double radiator.

Sitting Room

18'1 x 12'10 (5.51m x 3.91m)
This light and airy room enjoys a triple aspect via double glazed windows to the front and the side and with double doors onto the conservatory. Double radiator, inset ceiling lighting, stone fireplace with surround hearth and mantle currently housing an electric fire but with gas point, built-in speakers and wooden glazed French doors leading into :-

Conservatory

13'9 x 12'9 (4.19m x 3.89m)
Brick and uPvc construction enjoying a stunning outlook over the gardens with far reaching views across the Sussex countryside. Tiled floor with under floor heating, wall mounted lighting and double glazed double door with garden access.

First Floor

Fully carpeted stairs leading onto:-

Galleried Landing

With double glazed window, ceiling lighting, double radiator, loft hatch access with pull down ladder and airing cupboard housing hot water cylinder with shelving and lighting.

Bedroom One

12'1 x 12'5 (3.68m x 3.78m)
Double glazed window enjoying a stunning outlook over the rear gardens with far reaching rural views over the Sussex countryside, ceiling lighting, double radiator and built-in wardrobe.

En-Suite Shower Room

Fitted with a low level w/c, pedestal hand basin with mixer tap, tiled shower cubicle, partially tiled walls, tiled floor, chrome heated towel rail, double radiator, double glazed obscured window to front aspect, inset ceiling lighting and extractor.

Bedroom Two

12'5 x 11 (3.78m x 3.35m)
Double glazed window enjoying a stunning outlook over the rear gardens with far reaching rural views over the Sussex countryside, ceiling lighting, double radiator and built-in wardrobe.

Bedroom Three

14'1 x 8'10 (4.29m x 2.69m)
Double glazed window enjoying a stunning outlook over the rear gardens with far reaching rural views over the Sussex countryside, ceiling lighting, double radiator and built-in wardrobe.

Bedroom Four

12'1 x 7'11 (3.68m x 2.41m)
Double glazed window enjoying a stunning outlook over the

rear gardens with far reaching rural views over the Sussex countryside, ceiling lighting, double radiator and built-in wardrobe.

Bathroom

11'4 x 5'10 (3.45m x 1.78m)
Fitted with a matching suite comprising a low level w/c, pedestal hand basin and mixer tap, paneled bath with mixer tap and shower attachment, partially tiled walls, tiled floor, inset ceiling lighting, chrome heated towel rail, shaving point, extractor, double radiator and obscured double glazed window to front aspect.

Outside

Front Garden

Neatly arranged to a level lawn with mature shrub, rose and flower planted borders, paved seating area and with side gated access.

Rear Garden

The manicured rear gardens are mainly laid to a large level lawn extending to approximately 80ft with a paved patio and pathway running adjacent to the rear of the property, mature shrub planted borders and enclosed with fencing and hedgerow. Adjoining the former Battle golf course to the rear with a stunning rural outlook.

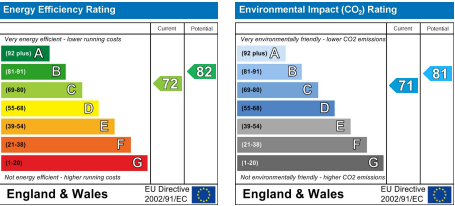
Garage/ Parking

Integral garage 18'6 x 9'4 with electric up and over garage door, double glazed window to rear aspect, uPvc double glazed door side access, lighting, power and housing wall mounted gas fired boiler. Ample off street parking.

Agents Notes

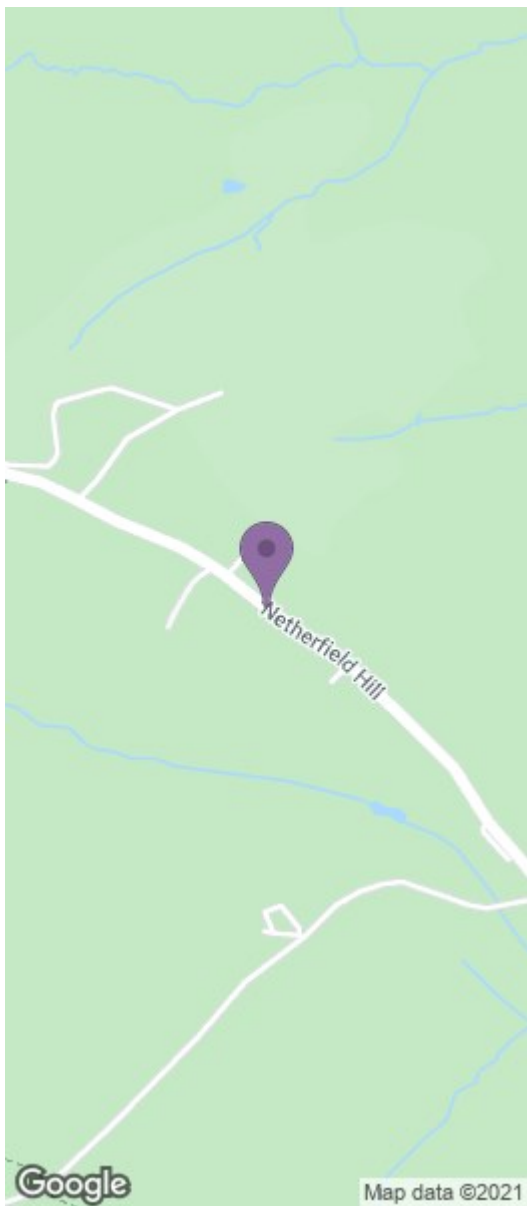
None of the services or appliances mentioned in these sale particulars have been tested.

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.









GROUND FLOOR
APPROX. FLOOR
AREA 1082 SQ.FT.
(100.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1957 SQ.FT. (181.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser.
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