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**1 Mira Barns Moons Hill, Battle, East Sussex TN33 9LH  
Offers In Excess Of £595,000 Freehold**

## About this property

NOW NEARING COMPLETION – AVAILABLE TO VIEW

An exceptional opportunity to acquire a state-of-the-art, newly built three-bedroom country home, ideally positioned in the picturesque village of Ninfield. Enjoying far-reaching views over rolling countryside, this stunning property combines modern design with rural charm.

The home offers a spacious and thoughtfully designed layout, featuring an impressive open-plan kitchen, breakfast, and living area complete with fully integrated appliances, utility room, downstairs study—perfect for both everyday living and entertaining. There are three generously sized bedrooms, all benefiting from stylish en-suite bathrooms.

Externally, the property is accessed via an electric gated entrance and boasts extensive off-road parking, along with private gardens ideal for relaxation and outdoor enjoyment.

Further benefits include:

- Energy-efficient air source heat pump central heating
- Double glazed windows and doors throughout
- 10-year builder's warranty for peace of mind
- Choice of flooring (subject to build stage)

This is one of just three exclusive homes built at Moon Hill, offering a rare blend of luxury, privacy, and countryside living. The village of Ninfield provides a welcoming community atmosphere with a local primary school and convenient amenities nearby.

Viewing is highly recommended through RWW sole agents.





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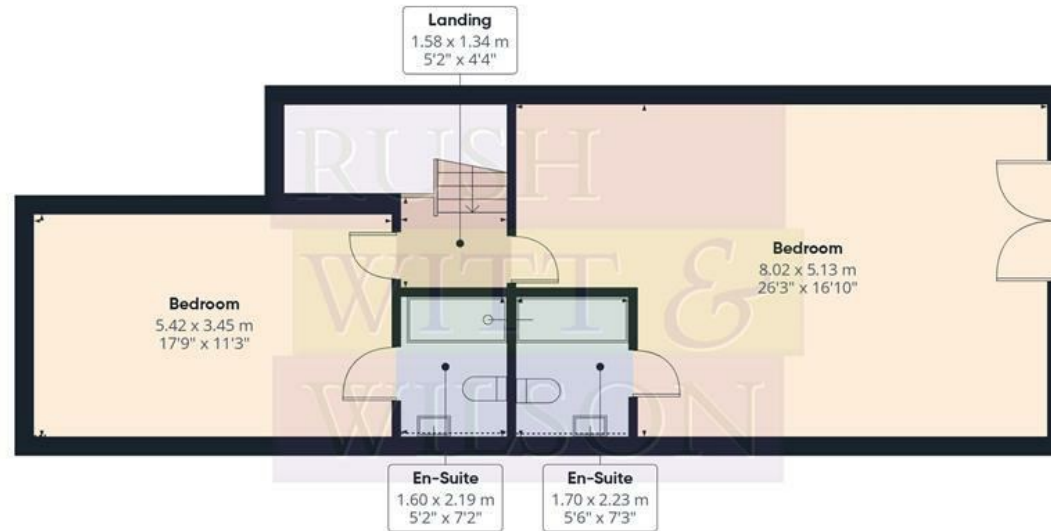
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Floor 0



Floor 1



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

165.5 m<sup>2</sup>  
1781 ft<sup>2</sup>

**Reduced headroom**

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

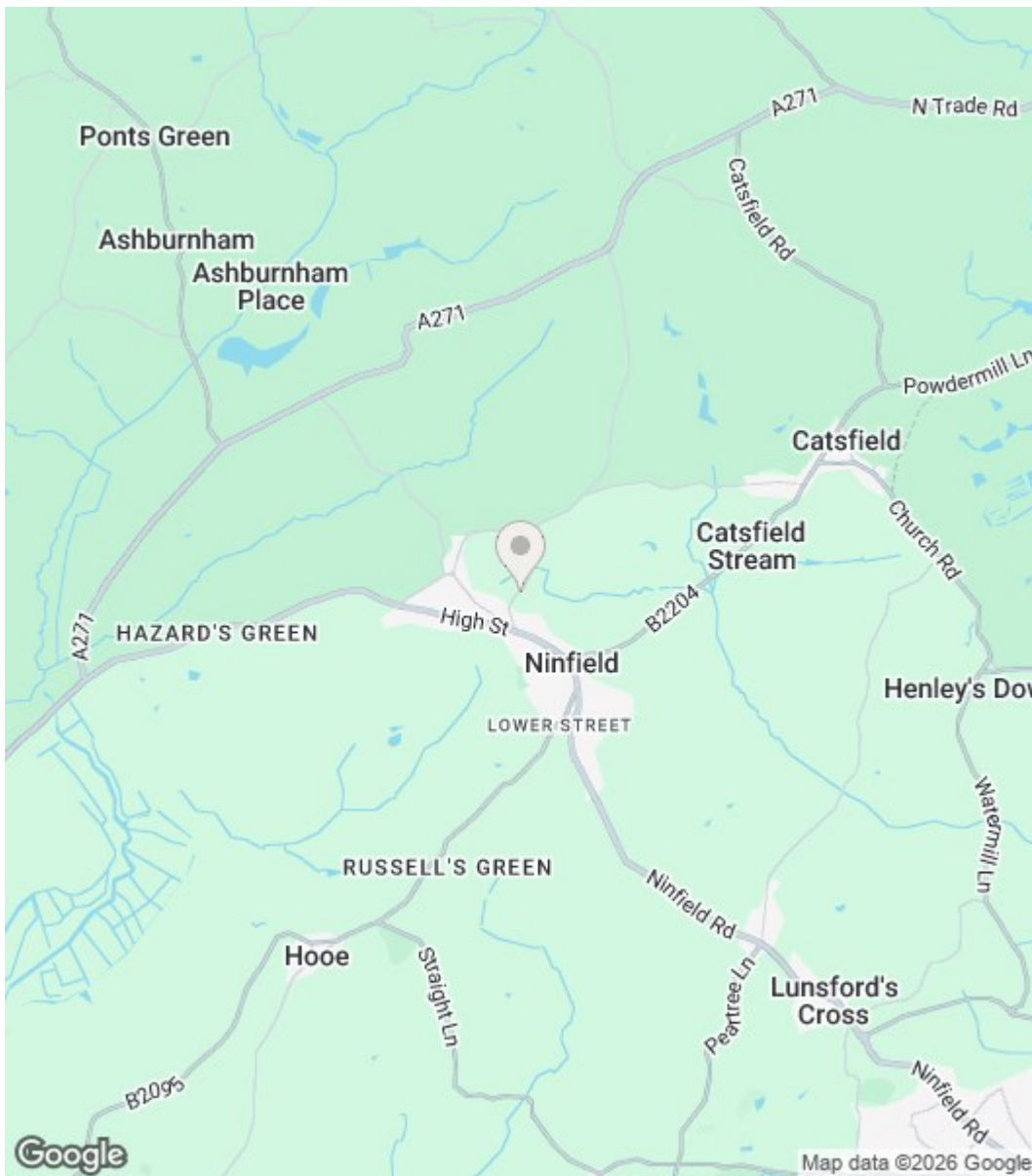
(1) Excluding balconies and terraces

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - TBA

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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4. VAT: The VAT position relating to the property may change without notice.
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