**1 Mira Barns Moons Hill, Battle, East Sussex TN33 9LH**

**Offers In Excess Of £525,000 Freehold**

# About this property

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:

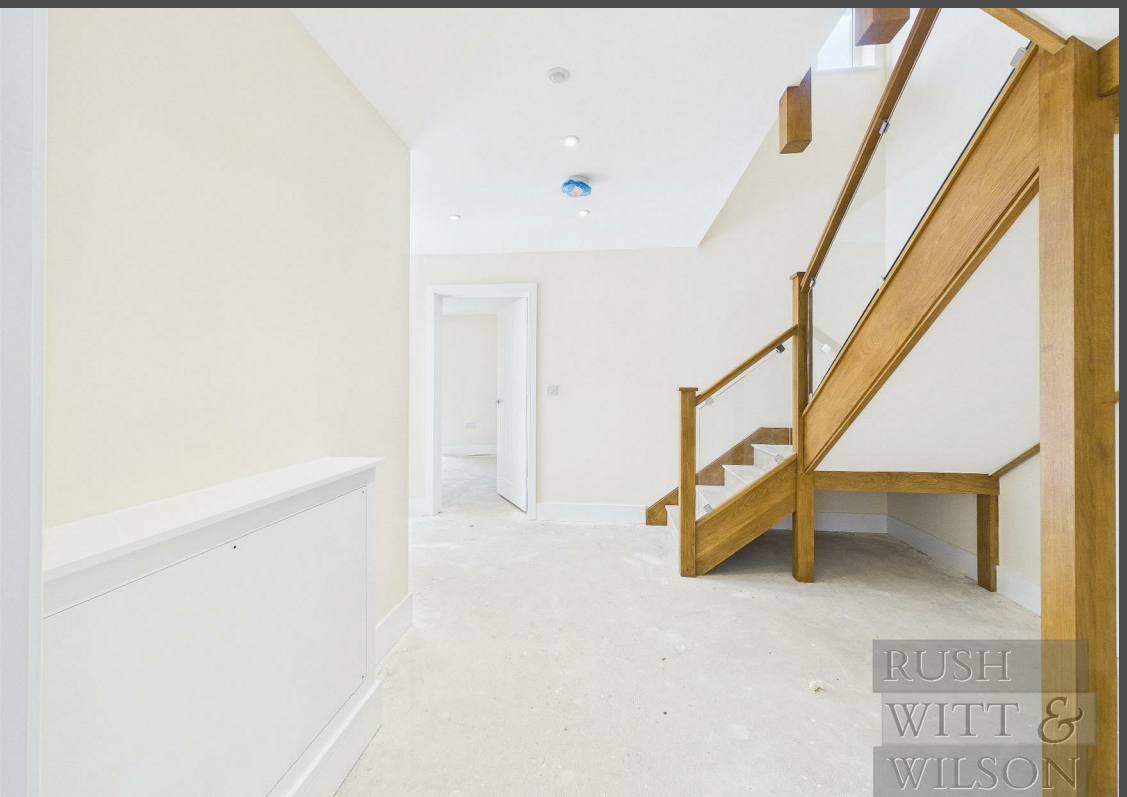
Energy-efficient air source heat pump central heating
Double glazed windows and doors throughout
10-year builder’s warranty for peace of mind
Choice of flooring (subject to build stage)

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.

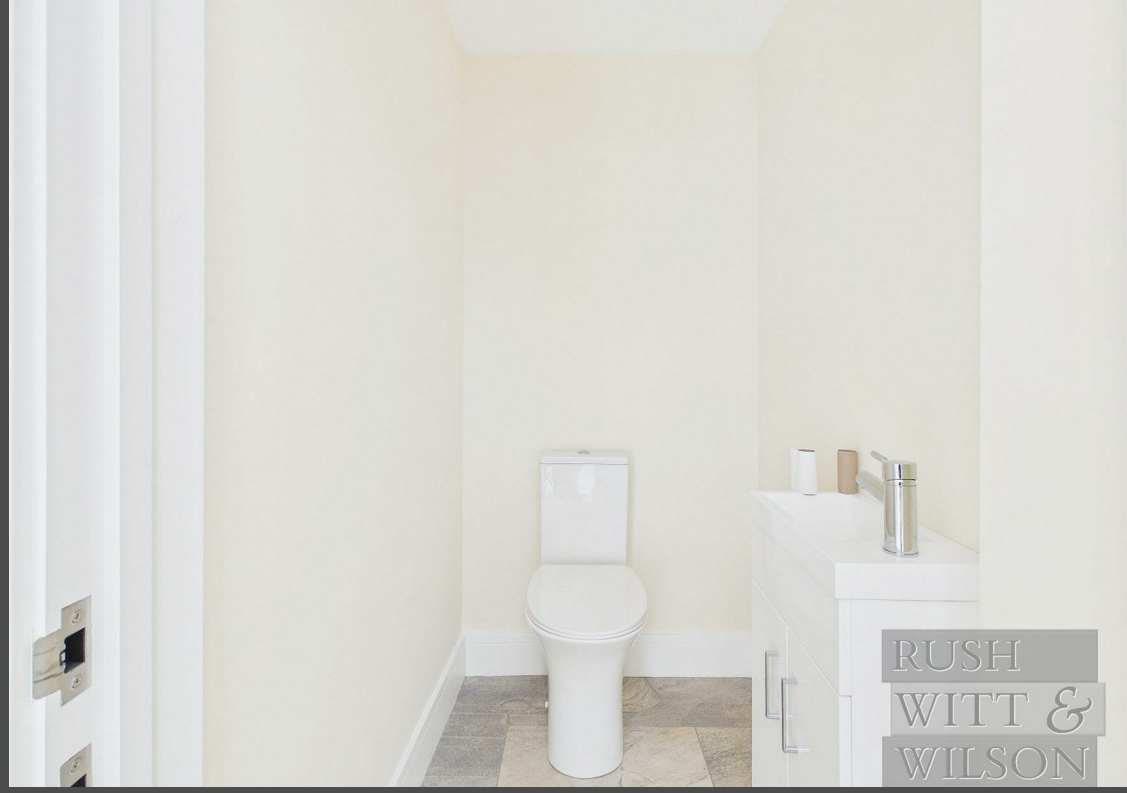
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0

Floor 1

RUSH WITT & WILSON

**Approximate total area**(1)

165.5 m²

1781 ft²

**Reduced headroom**

2.9 m²

31 ft²

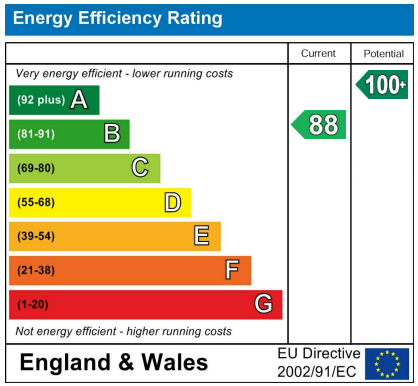
(1) Excluding balconies and terraces

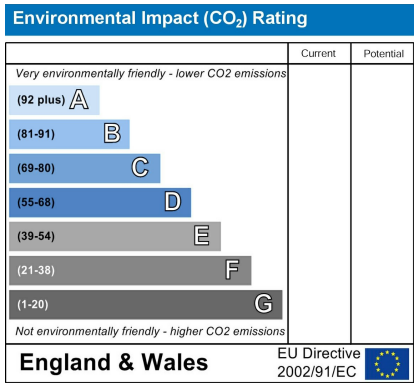
Reduced headroom

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




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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman
Relocation agent network

**3 Devonshire Road**
**Bexhill-on-Sea**
**East Sussex**
**TN40 1AH**
**Tel: 01424 225588**
**bexhill@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**