

**RUSH  
WITT &  
WILSON**



**High Knoll Manchester Road, Battle, East Sussex TN33 9JX  
Offers In The Region Of £625,000**

**A very fine Grade II listed detached five bedroom house steeped in local history and charm. 'High Knoll Ninfield' is believed to date back to 1650 and comprises three reception rooms, stunning inglenook fireplace, boot room, utility room, kitchen, three staircases, downstairs cloakroom, two bathrooms, the original bread ovens still remain to this day. Other notable features include wood burning stove in dining room, cellar, pantry, five double bedrooms, oil fired central heating system, secondary double glazing, diamond leaded original windows, exposed beams and joinery throughout, detached single garage, off road parking, private front and cottage style rear gardens. This property offers hugely versatile accommodation and has been well maintained by the current vendors. Viewing comes highly recommended by RWW Bexhill sole agents.**



### **Entrance Vestibule**

Windows to both front and side elevations, stable door, two entrance doors in to the main property.

### **Main Entrance Hall**

Double radiator, terracotta floor tiling, larder cupboard with window to the rear elevation and shelving.

### **Cloakroom**

WC with low level flush, double radiator, corner wash hand basin, terracotta floor tiling, half height wall tiling.

### **Utility Room**

7'3 x 6'7 (2.21m x 2.01m)

Plumbing for washing machine, red brick floor, window to the rear elevation, freestanding oiled fire central heating and domestic hot water boiler.

### **Boot Room**

11'5 x 5'6 (3.48m x 1.68m)

Windows overlook the front and side elevations, with additional door to side, the old brick built bread ovens are still visible, double drainer stainless steel sink unit with taps and base unit.

### **Old Bakery Room**

9'5 x 8'6 (2.87m x 2.59m)

Window to the rear elevation, base units with worktops, exposed beams.

### **Reception Room Three /Studio**

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

Window to the front elevation, single radiator, built in storage cupboard, brick fireplace, door to the front.

### **Sitting Room/ Inglebrook Room /Reception Room One**

16'9 x 13'5 (4.88m/2.74m x 4.09m)

Window overlooks the front elevation, stunning inglenook fireplace with large flume, brick plinth and wood mantel, exposed beams, front entrance door if needed.

### **Reception Room Two /Dining Room**

17'11 x 14'2 (5.46m x 4.32m)

Two windows overlook the front elevation, two double radiators, brick built fireplace with wood burning stove, additional windows to side, exposed beams.

### **Additional Hallway**

Front entrance returns back to entrance vestibule, shallow storage cupboard, double radiator.

### **Kitchen**

10'8 x 7'5 (3.25m x 2.26m)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless sink unit with mixer tap, plumbing for dishwasher, AEG induction hob with extractor canopy and light, tiled splashbacks, exposed beams, two AEG oven and grills.

### **First Floor Landing**

Accessed by three separate staircases. With built in storage cupboards, exposed joinery and beams.

### **Bedroom Five**

14'6 x 8'1 (4.42m x 2.46m)

Window to the front elevation, double radiator.

### **Bathroom**

Suite comprising panelled bath with ornate hand/shower attachment, pedestal mounted wash hand basin, wc with low level flush, radiator, obscure glass window to the rear elevation, wall tiling.

### **Bedroom Four**

12' x 8'5 (3.66m x 2.57m)

Window to the front elevation, double radiator, exposed joinery, built in wardrobe cupboards, door leads to additional landing area.

### **Bedroom Three**

14'6 x 8'2 (4.42m x 2.49m)

Window to the rear elevation, double radiator, pedestal mounted wash hand basin, aqua board splashback.

### **Bedroom Two**

13'5 x 12'9 (4.09m x 3.89m)

Window to the front elevation, double radiator, access to study area.

### **Study Area**

14'2 x 13'5 (4.32m x 4.09m)

Situated on the third landing, additional staircase available to the ground floor, double radiator, two windows overlook the side elevation, beautiful original painted brick feature

fireplace, access to roof space, exposed joinery and beams.

### **Shower Room**

Modern suite comprising ornate wash hand basin, walk in shower cubicle with wall mounted chrome controls and chrome shower head, wc with low level flush, obscure glass window to the side elevation, roll top radiator, built in linen cupboard.

### **Bedroom One**

14'5 x 13'2 (4.39m x 4.01m)

Windows overlook the front elevation, double radiator, exposed joinery.

### **Outside**

#### **Front Garden**

Cottage style with retaining walls and wrought iron gate leading to brick paved pathways, well stocked flower and shrub beds.

#### **Side Gardens**

Beautifully arranged with bricked paved pathways and well stocked flower and shrub beds, retaining walls to either side, double gates lead to the parking area to the rear of the property.

#### **Rear Garden**

Accessed via a bricked paved driveway leading to detached brick built garage, green house, large oil tank for central heating and domestic hot water purposes, outside water tap, well stocked flower and shrub beds.

#### **Detached Brick Built Garage**

#### **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.





THIS PROPERTY HAS SOME WALLS THAT RUN AT ANGLES. THIS PLAN IS A GUIDE ONLY.

TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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