



Darwell Hill
Battle, TN33 9QH

Offers in excess of £650,000 Freehold

Wyatt
Hughes
Residential Sales

Darwell Hill, Battle, TN33 9QH

Discover Your Forever Home: East House, Darwell Hill

Welcome to East House, a sprawling and versatile residence perfectly positioned in the picturesque setting of Netherfield, Battle. This is more than just a home; it's a lifestyle opportunity tailored for modern families, multi-generational living, or those who simply crave space and style.

Space to Grow, Room to Breathe

Boasting an impressive 6 bedrooms, 5 reception rooms, and 3 bathrooms, East House is designed to handle the hustle and bustle of a busy household with ease. The heart of the home is undoubtedly the stunning kitchen/diner, featuring a sleek island, vaulted ceilings, and a vibrant, modern finish that makes every meal feel like a special occasion. Whether you're hosting a grand dinner party or enjoying a quiet morning coffee, this space delivers in spades.

Flexible Living at Its Finest

A standout feature is the substantial self-contained annex. With its own level access and generous proportions, it provides a private, comfortable sanctuary for extended family or guests. Coupled with the four distinct reception rooms—including a bright conservatory that overlooks the lush greenery, the floorplan offers endless possibilities for home offices, playrooms, or quiet retreats.

The Great Outdoors

Outside, the property continues to impress with a vast, wrap-around garden bordered by mature hedging for ultimate privacy. The expansive driveway provides plenty of secure parking, while the charming brick and tile-hung exterior ensures your home has serious curb appeal.

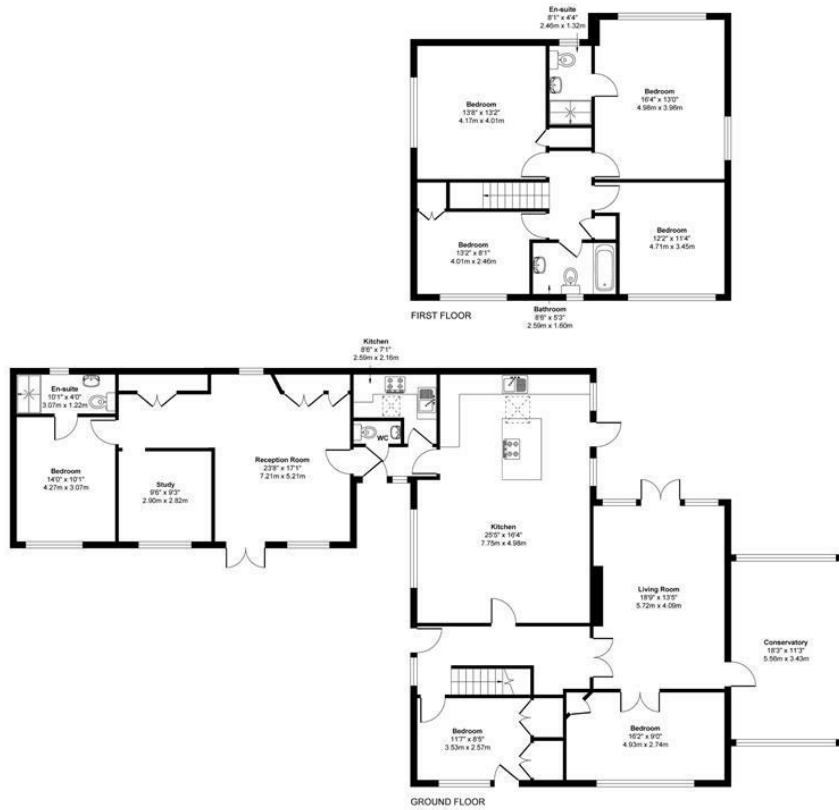
Located in the heart of East Sussex with the history of Battle just a stone's throw away, East House offers the perfect blend of rural tranquility and contemporary convenience.

Ready to see it for yourself? Your new chapter at Darwell Hill starts here.



- SIX SPACIOUS BEDROOMS OFFERING UNRIVALLED VERSATILITY FOR LARGE FAMILIES
- SUBSTANTIAL SELF-CONTAINED ANNEX IDEAL FOR MULTI-GENERATIONAL LIVING SOLUTIONS
- BRIGHT CONSERVATORY WITH DIRECT GARDEN ACCESS AND CLAVERHAM CATCHMENT
- GENEROUS GATED DRIVEWAY PROVIDING AMPLE PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX F
- STUNNING CONTEMPORARY KITCHEN DINER WITH SLEEK ISLAND AND VAULTED CEILINGS
- EXCEPTIONAL VERSATILITY ACROSS TWO FLOORS FOR TRUE MODERN LIVING
- PRIVATE WRAP-AROUND GARDENS BORDERED BY MATURE HEDGING FOR TOTAL SECLUSION
- PRIME SEMI-RURAL LOCATION IN NETHERFIELD WITH EASY ACCESS TO HISTORIC BATTLE
- EPC C

Darwell Hill
 Approximate Gross Internal Floor Area
 2824 sq. ft / 262.35 sq. m



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

Energy Efficiency Rating: Current 74, Potential 84

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

