



Darwell Hill  
Battle, TN33 9QH

Offers in excess of £650,000 Freehold

Wyatt  
Hughes

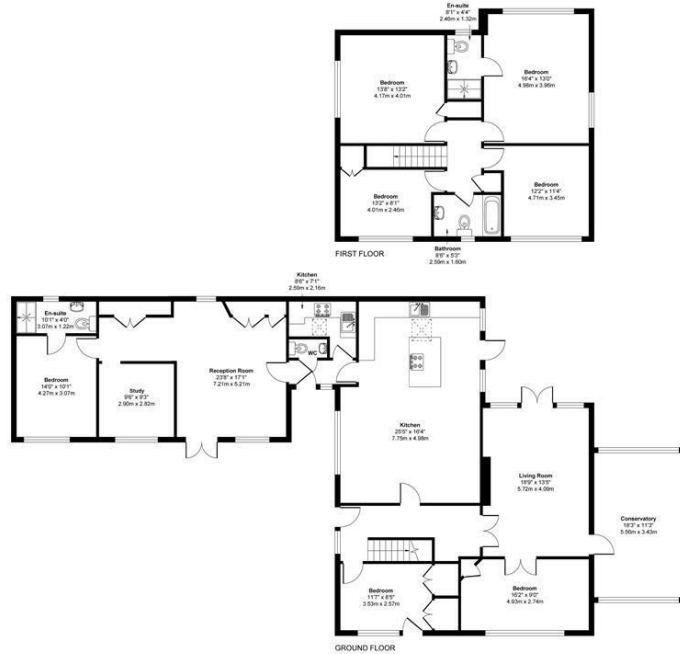
## DARWELL HILL, BATTLE, TN33 9QH

OFFERS IN EXCESS OF £650,000 £650,000 FREEHOLD



• SIX SPACIOUS BEDROOMS OFFERING UNRIVALLED VERSATILITY FOR LARGE FAMILIES • STUNNING CONTEMPORARY KITCHEN DINER WITH SLEEK ISLAND AND VAULTED CEILINGS • SUBSTANTIAL SELF-CONTAINED ANNEX IDEAL FOR MULTI-GENERATIONAL LIVING SOLUTIONS • EXCEPTIONAL VERSATILITY ACROSS TWO FLOORS FOR TRUE MODERN LIVING • BRIGHT CONSERVATORY WITH DIRECT GARDEN ACCESS AND CLAVERHAM CATCHMENT • PRIVATE WRAP-AROUND GARDENS BORDERED BY MATURE HEDGING FOR TOTAL SECLUSION • GENEROUS GATED DRIVEWAY PROVIDING AMPLE PARKING FOR MULTIPLE VEHICLES • PRIME SEMI-RURAL LOCATION IN NETHERFIELD WITH EASY ACCESS TO HISTORIC BATTLE • COUNCIL TAX F • 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
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	84

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		

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.

**Wyatt  
Hughes**

