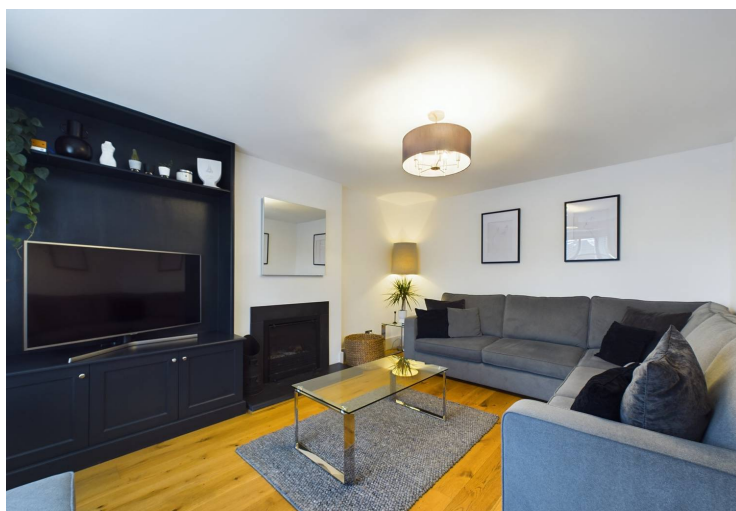




The Briars High Street, Ninfield

£660,000 Freehold

Chain-free four-bedroom family home in Ninfield, finished to a high standard with two reception rooms and log burners, a light-filled kitchen/diner opening onto the landscaped garden, impressive principal suite, utility room and ample off-road parking.



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et in the village of Ninfield, this chain-free four-bedroom family home has been finished with a clear eye for quality, combining generous living space with thoughtful details throughout. Two reception rooms with log burners, a light-filled kitchen and dining space opening onto the garden, and an impressive principal bedroom suite create a home that works equally well for everyday family life and entertaining. Step through the entrance porch into the hallway, where engineered oak flooring and a traditional cast-iron radiator give an immediate introduction to the finish found throughout the house.

At the front, the first reception room is centred around a double-glazed bay window with bespoke shutters, bringing plenty of natural light into the room. Engineered oak flooring continues underfoot, while a cast-iron radiator and log burner add warmth and character. The second reception room follows a similar style, with bespoke shutters, oak flooring and its own log burner, giving the family two distinct spaces in which to relax.

The kitchen and dining area forms the heart of the ground floor. Two sky lanterns draw natural light into the space, while large sliding doors connect the room directly with the terrace and garden, making it particularly well suited to family meals and summer entertaining. Ash veneer cabinetry is paired with quartz work surfaces and a comprehensive range of appliances, including a double electric oven, induction hob, integrated fridge/freezer and dishwasher, wine cooler and instant hot-water tap. Underfloor heating provides additional comfort without taking up valuable wall space, complemented by engineered oak flooring and a cast-iron radiator.

Practicality has been considered too. A separate utility room provides additional cabinetry, plumbing for a washing machine and a wash basin, while a ground-floor cloakroom completes this level.

Upstairs, the principal bedroom enjoys a particularly private arrangement, reached via its own staircase. Windows to both the front and rear, finished with bespoke shutters, bring light through the room, while built-in wardrobes, a walk-in dressing area and useful eaves storage provide excellent everyday storage. The adjoining en suite includes a walk-in rainfall shower, WC, wash basin, heated towel rail and underfloor heating, alongside a further dressing area illuminated by a Velux window.

Three further bedrooms provide flexible accommodation for family, guests or working from home. Bedrooms two and three each retain feature fireplaces, with fitted wardrobes providing built-in storage, while the fourth bedroom also includes fitted wardrobes and overlooks the rear.

The family bathroom has been finished to an equally considered standard. A freestanding bath creates a strong focal point alongside a separate walk-in rainfall shower, with underfloor heating and a heated towel rail adding comfort.

Outside, the landscaped rear garden combines a paved terrace with lawn, creating defined areas for outdoor dining, play and relaxation. A substantial powered shed provides useful storage, while ample off-road parking adds another practical advantage for a busy household.

Ninfield offers a village setting with local amenities and convenient connections to the surrounding towns and countryside, making this a well-positioned base for family life.

The property is offered **chain free** and is **freehold**, with **oil-fired heating, mains drainage and Council Tax Band E**.



- **Luxurious Modernisation:** This home has undergone extensive renovations and modernisation
- **Modern Gourmet Kitchen:** Ash Veneer wall and base units & Quartz work surfaces
- **Light, bright home** with dual sky lanterns
- **Premium Features:** Wooden flooring with underfloor heating
- **Four double bedrooms** and one en-suite.
- **Spacious Living:** Boasting generously proportioned rooms
- **High end bathrooms**
- **Prime Location:** Situated in the highly sought-after location of Ninfield, this property offers easy access to amenities, schools & transportation
- **Convenience:** Benefit from ample off-road parking for multiple vehicles
- **Garden with terrace area** and large shed with power



Ninfield is a well-connected East Sussex village surrounded by countryside, with everyday amenities including a village shop, primary school and local pubs. Bexhill, Battle and Hailsham are within easy reach, providing a wider choice of shopping, schools and transport connections.



