



Hill House Netherfield Hill, Battle

£800,000 Freehold

A substantial five-bedroom home on Netherfield Hill, offering generous and versatile living space, a vaulted kitchen, two log burners and home office. Outside are established gardens with far-reaching views, a summer house, detached garage and large driveway.



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The property opens into a welcoming entrance hall, with wooden flooring leading through to the principal ground-floor rooms. To the left, a comfortable family room overlooks the front of the house and provides direct access to the kitchen. Further along, the impressive reception and library room features a log burner set within a brick fireplace with a timber mantel. Windows on two sides fill the room with natural light, while double doors open directly onto the rear garden.

A separate home office also benefits from wooden flooring and double doors leading outside, providing an ideal space for working from home.

At the heart of the property is the spacious kitchen, where a vaulted ceiling, roof-lights and windows on three sides create a bright and welcoming setting. Shaker-style cabinetry is complemented by quartz worktops, an inset one-and-a-half-bowl sink, space for a five-burner range cooker, an American-style fridge freezer, an integrated microwave and warming drawer, together with a walk-in pantry. A log-burning stove set within a brick fireplace beneath a slate mantel adds warmth and character. Outside, a secluded paved courtyard enjoys the afternoon and evening sunshine.

The adjoining dining room is another generously proportioned space, featuring a vaulted ceiling, roof-lights and wooden flooring. Double doors connect to the kitchen, while a separate door opens onto the garden, creating an easy flow for entertaining. A practical utility room with a ceramic sink, quartz worktop and heated airing cupboard, together with a downstairs cloakroom and additional storage, completes the ground floor.

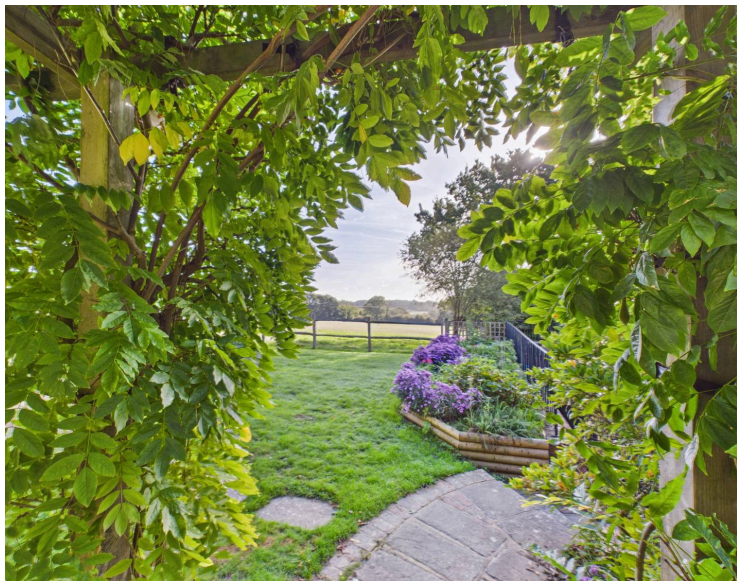
Upstairs, a carpeted landing leads to five well-proportioned double bedrooms and the family bathroom. The principal bedroom overlooks the front of the property and features oak flooring, extensive fitted wardrobes and a spacious en-suite with a large walk-in shower.

Four further double bedrooms offer flexibility for family members, guests or additional working space, with oak flooring and built-in storage featuring throughout much of the first floor. The family bathroom includes a bath with shower above, pedestal basin, WC and chrome heated towel rail.

Outside, a substantial block-paved driveway provides ample off-road parking, bordered by established planting. The detached timber-clad garage features a tiled roof, light, power and an electrically operated door, with a substantial upper storage area accessed via an external staircase.

The beautifully established rear garden is arranged over several levels, making the most of its elevated position and far-reaching countryside views. A paved courtyard provides space for outdoor dining, with raised beds and steps leading to a generous lawn surrounded by mature planting.

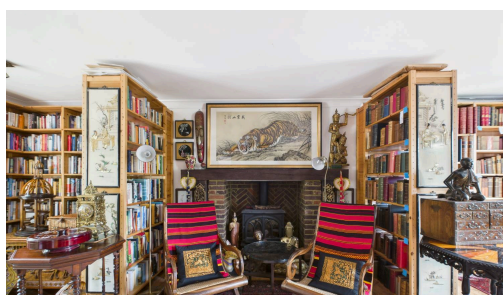
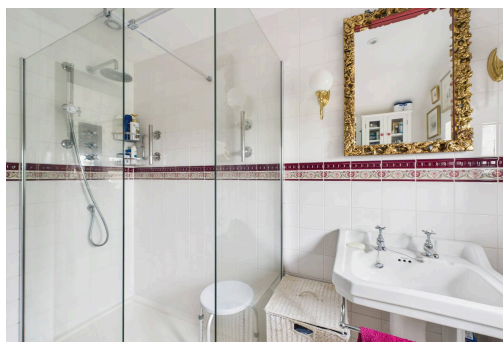
A small apple orchard and wisteria-clad pergola add further charm, while a summer house, separate shed and wooden compost bays provide useful additional space. Side access connects the front and rear, completing an impressive garden that combines attractive entertaining areas, established planting and open countryside views.



- Established rear garden with far-reaching views
- Five well-proportioned bedrooms
- Generous main bedroom with en-suite
- Vaulted kitchen with rooflights
- Space for a range cooker & walk-in pantry
- Large reception/library opening to the garden
- Detached garage with additional storage/workshop space
- Large block-paved driveway & side access
- Semi-rural Netherfield Hill setting, within easy reach of Battle and direct rail connections to London Charing Cross
- Two log-burning stoves



Positioned on Netherfield Hill, the property enjoys a semi-rural setting within easy reach of historic Battle, with its independent shops, cafés, schools and everyday amenities. Battle's mainline station provides direct services to London Charing Cross, making the area well connected for London commuters, while Hastings and the coast are also within easy reach. The surrounding countryside offers an excellent choice of walks and rural routes, giving the property a balance of country living and convenient connections.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

2734 ft²
253.8 m²

Reduced headroom

143 ft²
13.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Approximate total area⁽¹⁾

1386 ft²
128.7 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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