



Netherfield Hill, Battle, TN33

£500,000

 3  1

Ashton Stripp

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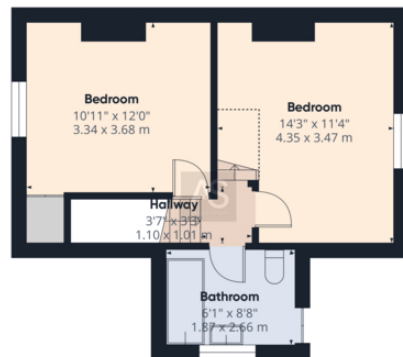
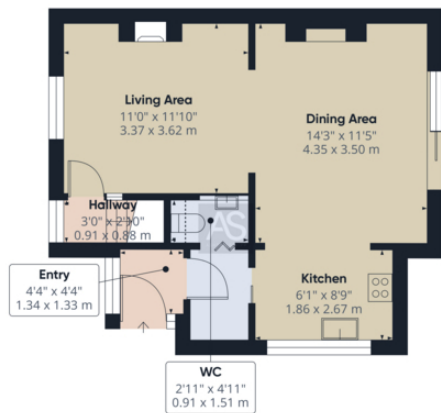


located on Netherfield Hill, this light-filled home brings together open-plan living, a sociable kitchen/diner, and a sunny southwest-facing garden. With a flexible top-floor room, EV charger, garage and off-street parking, it's ready for modern family life.



- Open-plan kitchen/diner with hardwood worktops and island
- Separate utility room and downstairs WC
- Three-bedroom home set across three floors
- Modern family bathroom with shower-over-bath
- Light-filled living room with working fireplace
- Southwest-facing garden with patio, lawn and shed
- Top-floor bedroom with eaves storage and front-facing views
- Garage and driveway for 1–2 cars plus electric car charging point
- Close to village amenities, schools and transport links
- Peaceful location within Claverham College catchment





Approximate total area[®]

1074 ft²
99.8 m²

Reduced headroom

38 ft²
3.5 m²

(1) Excluding balconies and terraces

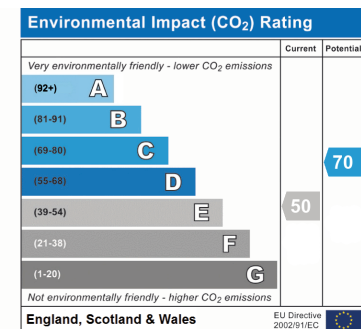
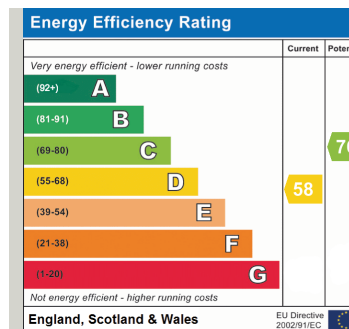
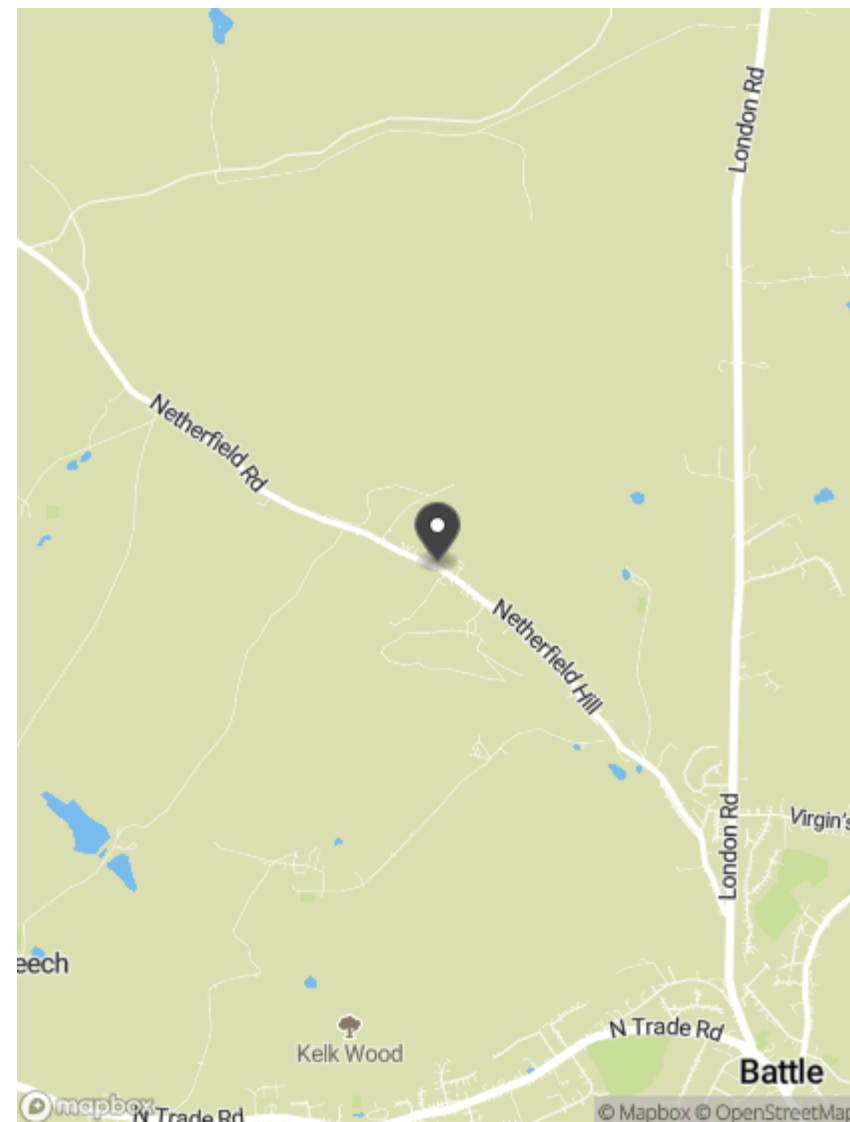
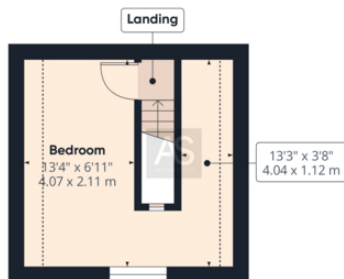
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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