



Coombe Hill Cottage, Coombe Hill, Ninfield, Battle

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Coombe Hill Cottage

Coombe Hill, Ninfield

Battle TN33 9NH

A charming Grade II Listed residence set in delightful gardens and grounds of about 3.8 acres and enjoying an uninterrupted outlook over the surrounding landscape.

Bexhill 4.7 miles, Battle 4.7 miles, Battle railway station 5 miles, Eastbourne 12.5 miles, Lewes 21 miles, London Gatwick Airport 43 miles, Central London 64 miles

Reception hall | Sitting room | Kitchen/
dining/family room | Utility | Cloakroom | Store
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom
Mezzanine level | Outbuilding comprising pool
room/gym with shower room | Swimming pool
Double garage with adjoining workshop
Garden & fields of around 3.8 acres
EPC rating E

The property

With attractive red-brick and tile-hung elevations, Coombe Hill Cottage is believed to date the 18th century and provides the perfect blend of character features, including exposed timbers, rustic stone flooring and stunning inglenook fireplaces, alongside contemporary interior styling. On the ground floor, a welcoming reception hall gives access on one side into the sitting room, which enjoys the warming ambience of an embellished wood-burning stove, and to the other provides a link to the sociable setting of the impressive kitchen/dining and family space. Fitted with modern wall and base level cabinetry in pastel colour tone, topped with stone work surfaces, the kitchen has an external door to reach the garden and an adjoining utility room, which provides additional storage and a home to domestic appliances. The central staircase rises to a spacious landing

space on the first floor where accommodation comprises a luxurious principal en suite bedroom, two further bedrooms and a stylishly-appointed family bathroom featuring a free-standing bath. A versatile-use mezzanine level in the raftered eaves at the top of the house is reached via a timber ladder.

Outside

An electric opening five-bar gate opens onto a gravelled driveway which forms the approach to the house and provides parking in addition to the sheltered halt of the double garage. A low level stone wall, bordered by a flower bed, creates an attractive frontage to the property with a central series of steps leading up to the entrance doorway. The grounds are mainly laid to lawn interspersed with specimen trees with post-and-rail fencing at the boundary offering an open outlook to the surrounding countryside. A paved pathway leads through the garden to the pool which is edged by a terrace for loungers and a pergola attached to the side of the pool room outbuilding has climbing plants which offer dappled shade to the seating and dining area below.

Location

The property is situated on the northern fringes of Ninfield village in the heart of East Sussex with local amenities including a general store/post office, petrol station, parish church, two public houses, a primary school and a village hall which hosts a calendar of events and activities. Historic Battle is nearby and offers a broad range of shopping opportunities and restaurants, as well as a mainline station with services to London Bridge/Charing Cross. The popular coastal towns of Bexhill-on-Sea and Eastbourne are within easy reach for days out at charming seaside destinations. Well-regarded schooling in the vicinity includes Claverham Community College and Battle Abbey at Battle; Bede's Senior School at Upper Dicker; Eastbourne College and Moira House at Eastbourne.













Floorplans

Main House internal area 2,168 sq ft (201 sq m)
Garage & Workshop internal area 447 sq ft (42 sq m)
Outbuilding internal area 589 sq ft (55 sq m)
For identification purposes only.



Directions

From the A27, travelling in an east, take the exit to join Common Lane towards Arlington. Continue onto High Barn Road and at the junction, turn right to A22. At the roundabout, take the exit and at the roundabout, take the exit to join A271. Follow the road on Boreham Street and then turn right turn to Ninfield.

General

Local Authority: Wealden District Council

Services: Oil central heating, mains water and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Lewes

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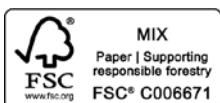
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