



Netherhay Barn Whatlington Road, Battle

£1,250,000 Freehold

Equestrian-ready home with 4-stable yard, sand school, 3.5 acres and access to nearby bridleways. Gated drive, stylish interiors with log burner, gym, carport and annexe planning—all in a peaceful rural setting just a 20-minute walk from town and amenities.



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Set behind electric gates and approached via a hedge-lined drive, this detached home offers well-designed interiors, excellent equestrian facilities and full planning consent for a two-bedroom annexe. Positioned to take advantage of its rural setting, it balances everyday comfort with long-term potential.

Inside, a full-height glazed entrance brings light into the double-height hallway, where wood-effect tiled flooring runs throughout the ground floor — complete with underfloor heating. The main living room is centred around a large brick fireplace with log burner and opens directly onto the patio via bifold doors. It links to a generous kitchen and dining space, fitted with shaker-style cabinetry, wooden worktops, a butler sink and gas range cooker. With space for a large dining table and triple-aspect views across the garden, paddocks and yard, this is a space designed for everyday use and easy entertaining.

Upstairs, the main bedroom features built-in wardrobes, a Juliet balcony and additional Velux window, while two further bedrooms (one double, one single) both include integrated storage. The family bathroom includes a roll-top bath beneath a rear window, a separate walk-in shower, and a useful heated airing cupboard.

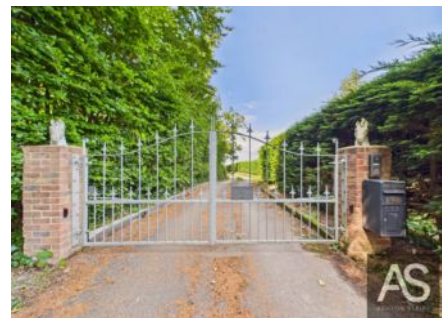
Outside, a sandstone patio leads onto lawn and down to the equestrian yard. Here you'll find a brick-built stable block with four stables, two hay stores and a feed room — all with lighting. A sand and rubber-topped arena sits alongside an all-weather turnout area, with three well-fenced summer paddocks nearby. The whole site is estimated to be 3.5 acres in total (tbv)

To the top of the plot is a two-bay oak-framed carport with adjoining gym and power, as well as a wood store and metal storage unit. Planning permission was granted six months ago for a two-bedroom annexe separately from the carport.

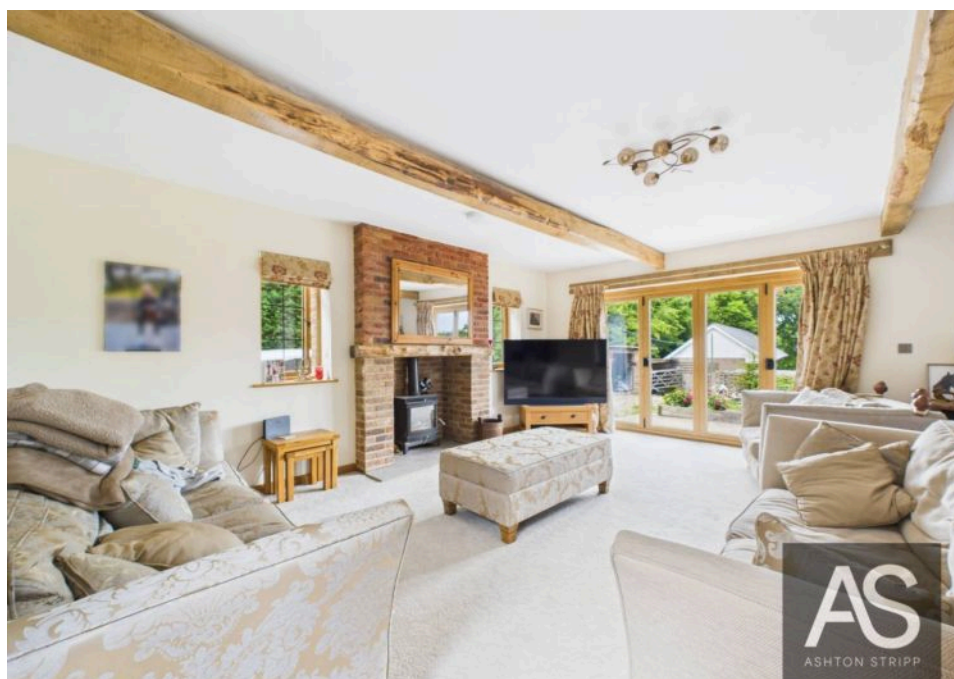
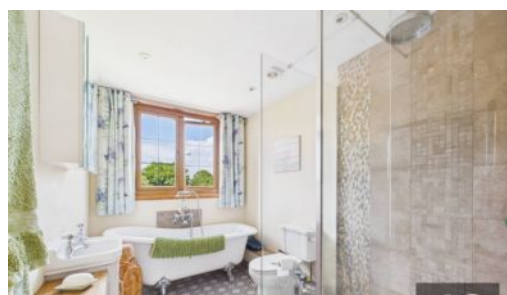
Set in a peaceful rural position with direct access to bridle paths and quiet lanes, the property is ideal for equestrian buyers — with hacking routes towards Leeford Place and Battle Great Woods via Uckham Lane. Local shops, cafes and amenities are within easy reach, with the town centre just a 20-minute walk away. Both Robertsbridge and Battle stations are nearby, offering regular services into London. The area is also well served by a range of good schools and countryside pubs.



- Private, gated approach with a hedge-lined driveway for a secluded setting.
- Light kitchen/dining room with triple-aspect views and bi-fold doors to the garden.
- Spacious living room with a brick fireplace and log-burning stove.
- Contemporary bathroom with roll-top bath and separate walk-in shower.
- Underfloor heating throughout the ground floor.
- Stable yard with four stables, feed/hay storage, and year-round sand school and turnout.
- Oak-framed carport with powered gym/workshop and additional storage.
- Planning permission for a two-bedroom annexe; 20-minute walk to town and local amenities.



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			<div></div> <div>Approximate total area⁽¹⁾ 2893 ft² 269 m² Reduced headroom 42 ft² 3.9 m²</div>
			
			
			<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom Below 5 ft/1.5 m</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div>