



# Cotchford Lane

Upper Hartfield, East Sussex. TN7

[humberts.com](http://humberts.com)





A beautiful character property set in a sought-after tranquil rural location on the edge of Ashdown Forest and Hartfield.

- Hall
- Shower room
- Drawing room
- Kitchen/breakfast room
- Family room
- 4 bedrooms
- Family bathroom
- Separate WC
- 2 Bay barn style garage
- Parking
- Delightful gardens with lawns and woodland.
- Summerhouse

About 2 Acres (To be verified)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Property

A detached Art and Crafts style family home built in the early half of the last century, situated in a tranquil location between Hartfield and Colemans Hatch on the edge of Ashdown Forest, not far from Pooh Bridge. The house still retains several period features including a number of pine floors, doors, picture rails and exposed beams. The two reception rooms and principal bedroom are all triple aspect.

From the parking area a gravelled path leads to a stable door which opens into a bright and well-proportioned family room with boarded floor and bifold doors to the garden. The kitchen/breakfast room has a quarry tiled floor and a wooden floor, cream shaker style units, woodblock worksurfaces with cupboards below, fitted oven, 4 ring ceramic hob, island unit with breakfast bar and French doors to garden. The hall with quarry tiled floor has the original front door and a well-appointed shower room under the stairs. The excellent size drawing room has an open brick fireplace and French doors to the garden.

On the first floor the landing has a shelved airing cupboard and loft hatch. The principal bedroom has a lovely balcony and there are 2 further double bedrooms and a single bedroom, 2 of which have fitted cupboards. The family bathroom has a panelled bath and separate shower cubicle. There is also a separate WC.

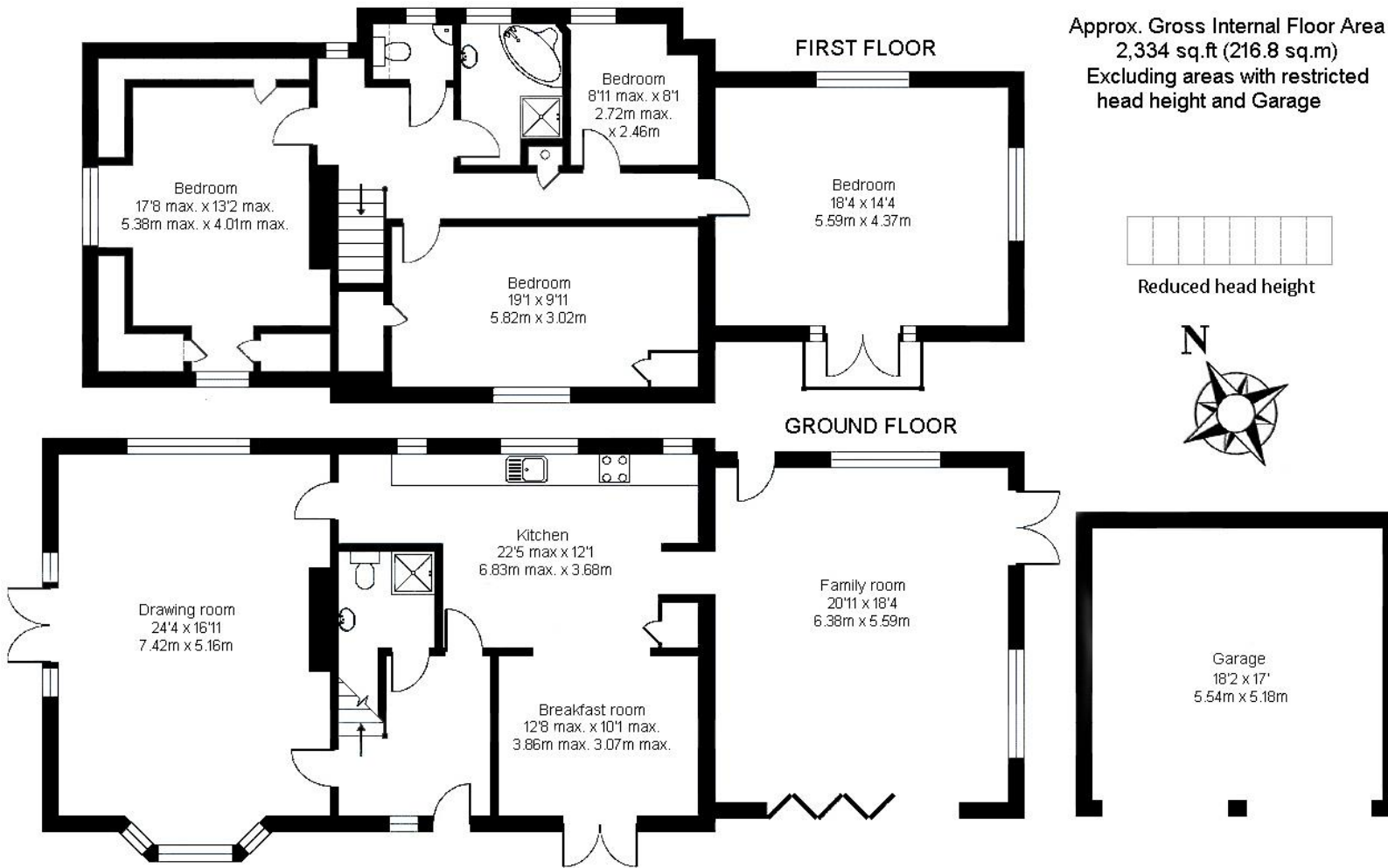
## Outside

A wooden 5 bar gate opens onto a gravel drive with a parking area in front of the 2-bay barn style garage. The garden extends to about 2 acres and is extremely private as it is surrounded by woodland with bluebells and rhododendrons and has pathways running through it. There are some lovely trees and shrubs including oak, cherry, beech, birch, chestnut, azaleas and camellias.

There is a large expanse of lawn around the house with a summerhouse and greenhouse.







## Local Authorities and Services

East Sussex CC: 03456080190. Wealden DC 01892653311. Mains electricity and water. Oil central heating. Private drainage. Council tax band D

## Local Amenities and Communications

Hartfield is renowned for its connections to Winnie the Pooh and has a number of local amenities including a village shop, tea-room and public houses. For a more extensive range of shopping, educational and transport facilities Forest Row, East Grinstead, Tunbridge Wells and Crowborough are close by. Nearby Ashdown Forest is a great place for walking and enjoying spectacular views over the Sussex countryside. There is an extensive selection of excellent schools in the area including Michael Hall, Cumnor House, Greenfields and Brambletye.

There are mainline railway stations at East Grinstead (Victoria/London Bridge) and at Tunbridge Wells (Canon Street/Charing Cross).

## Directions

In Forest Row head towards Hartfield on the B2110. Proceed through Colemans Hatch and in Upper Hatfield, opposite the Central Garage, turn right into Cotchford Lane. Continue down the lane for about 500 yards and the property will be found on the right-hand side just past Cotchford House.

Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property quoted on this plan as it is for guidance purposes only and should not be relied on as a basis of valuation.

Simon Lewis Agencies Ltd trading as Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. Details 10/21. ©Copyright Humberts Group Limited.

01342 326326

forestrow@humberts.com

The Square, Forest Row, East Sussex, RH18 5HA

