High Street
Hartfield, East Sussex. TN7

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EST 1842

A charming grade II listed village house, situated in the heart of this popular village, renowned for its connection to Winnie the Pooh.

- Hall

- Sitting room

- Study

- Kitchen/breakfast room

- Shower room

- 4 Bedrooms

- Family bathroom

- Attractive garden with terrace, lawn, greenhouse and an outhouse

- A garage could be available by separate negotiation

Property

This attractive semi-detached house dates back to the 16th century and has a wealth of exposed timber framing and beams. The oak front door opens into a hall, which is partly open to the sitting room. The sitting room is a good size with a fireplace flanked by shelving. The study has a fireplace and shelves with cupboards below in two corners. The kitchen/breakfast room has fitted wall and floor units, wooden work surfaces, a gas Aga, cooker, plumbing for dishwasher, quarry tiled floor and door to the terrace. There is also a pantry and a shower room.

On the first floor the landing has an airing cupboard, eaves storage and access to an extensive attic. The principal bedroom has a fireplace, built-in wardrobe and faces the High Street with views towards the church. Two of the other bedrooms have a similar aspect, while the fourth has views over the garden. There is also a family bathroom.

Outside

The garden is a particular feature and is accessed both via the side of the house and the kitchen. There are flagstone terraces leading out onto the lawn. Around the lawn are flower beds and a vegetable garden. At the bottom of the garden are views over a field and in the corner is a Yew tree with a paved seating area and barbeque. There is also an outhouse/workshop and log store.

Local Authorities and Services

East Sussex County Council: 03456080190. Wealden District Council 01892 653311. Council tax band F. All main services. Gas fired central heating. Freehold
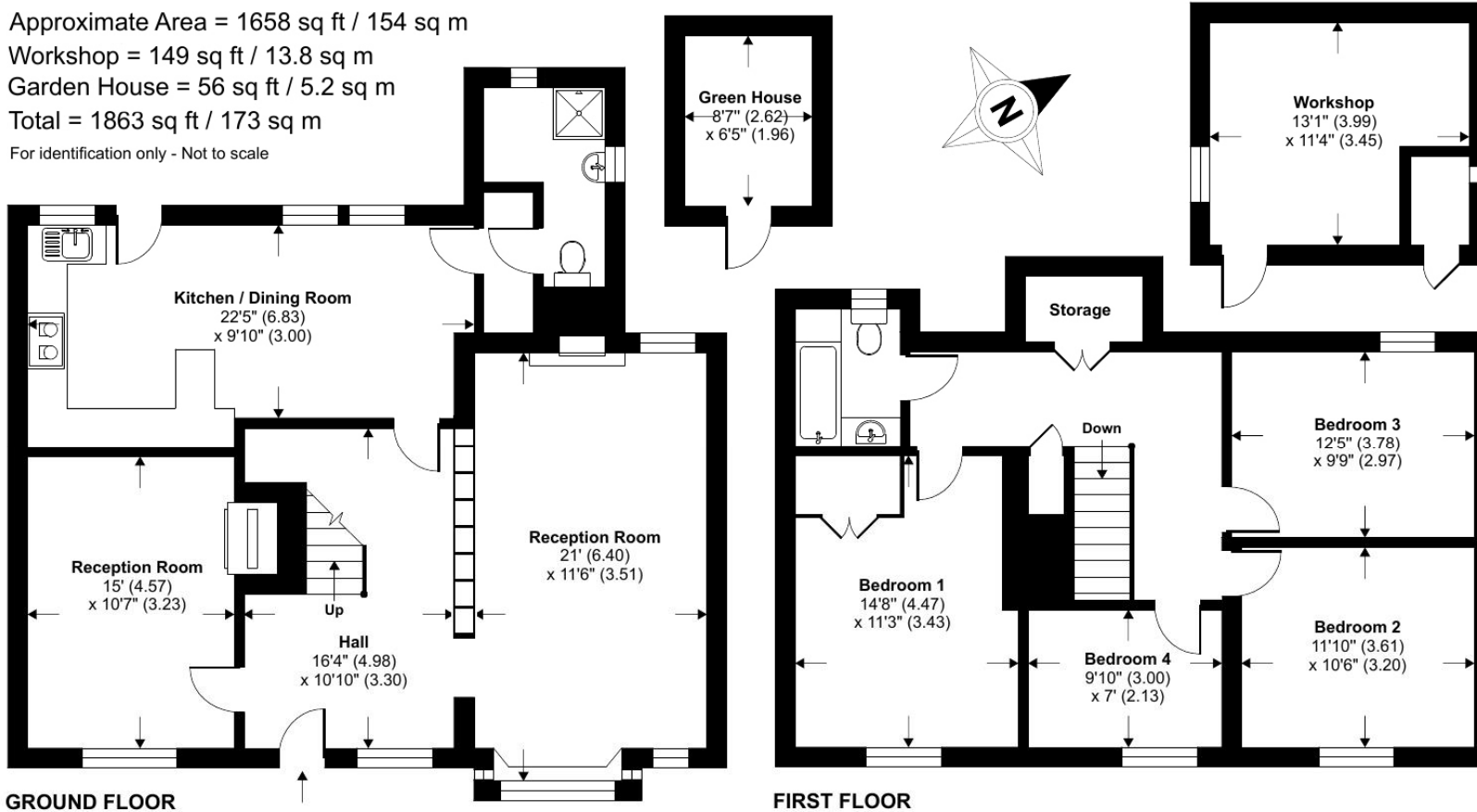
Approximate Area = 1658 sq ft / 154 sq m
Workshop = 149 sq ft / 13.8 sq m
Garden House = 56 sq ft / 5.2 sq m
Total = 1863 sq ft / 173 sq m
For identification only - Not to scale

Green House
8'7" (2.62)
x 6'5" (1.96)

Workshop
13'1" (3.99)
x 11'4" (3.45)

Kitchen / Dining Room
22'5" (6.83)
x 9'10" (3.00)

Storage

Reception Room
21' (6.40)
x 11'6" (3.51)

Down

Bedroom 3
12'5" (3.78)
x 9'9" (2.97)

Reception Room
15' (4.57)
x 10'7" (3.23)

Up

Bedroom 1
14'8" (4.47)
x 11'3" (3.43)

Hall
16'4" (4.98)
x 10'10" (3.30)

Bedroom 4
9'10" (3.00)
x 7' (2.13)

Bedroom 2
11'10" (3.61)
x 10'6" (3.20)

N

GROUND FLOOR

FIRST FLOOR

Certified Property Measurer — RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Humberts. REF: 880973

Local Amenities

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 the village primary, Michael Hall, Cumnor House, Greenfields and Brambletye.

Directions

In Forest Row head towards Hartfield on the B2110. Proceed into the centre of Hartfield and the house will be found on the left opposite the War Memorial.

Communications

There are mainline railway stations at East Grinstead (Victoria/London Bridge) and at Tunbridge Wells (Cannon Street/Charing Cross) as well as Cowden and Ashurst. Gatwick is about 17 miles distant and the M25 is about 19 miles.

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