



Kidds Hill

Colemans Hatch, East Sussex. TN7

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A handsome, substantial wing of a fine 19th century stone country house which has been refurbished to a high standard, in a wonderful rural setting adjoining Ashdown Forest with distant views

- Porch
- Hall
- 2 Cloakrooms
- Drawing room
- Kitchen/dining room
- Study
- Family room
- Utility room

- 5 Bedrooms
- Family bathroom
- Guest bedroom with en-suite bathroom

- Gardens with lawn, greenhouse and borders
- Courtyard
- 3 car garage
- Parking



Property

This beautifully presented family house is generously proportioned with good ceiling height and offers a purchaser wonderful entertaining space.

An attractive entrance porch leads to the front door, which opens into a spacious hall with engineered oak chevron floor, which runs through much of the ground floor. The good sized kitchen/dining room has a part tiled floor, fitted wall and floor units, built in fridge, worktops, Lacanachie range with 4 gas rings, 2 ovens and 2 drawers, large island unit with sink, built in dishwasher and French doors to the courtyard. The drawing room, is an elegant and well-proportioned room with fireplace housing a wood burning stove. The family room has a vaulted ceiling, wood burning stove and French doors to the courtyard. There is a study, cloakroom and a utility room.

On the half landing is a WC and storage cupboard. Off the first floor landing the principal bedroom has a range of fitted wardrobes with drawers and shelves. There are 3 further bedrooms and a well-appointed family bathroom.

On the second are 2 further bedrooms, one with an ensuite.

Outside

There is drive leads to a parking area in front of the garage block for 3 cars. A path flanked by lawn leads to the house. To the side is a further lawn with greenhouse and border. To the rear is a delightful, paved courtyard.

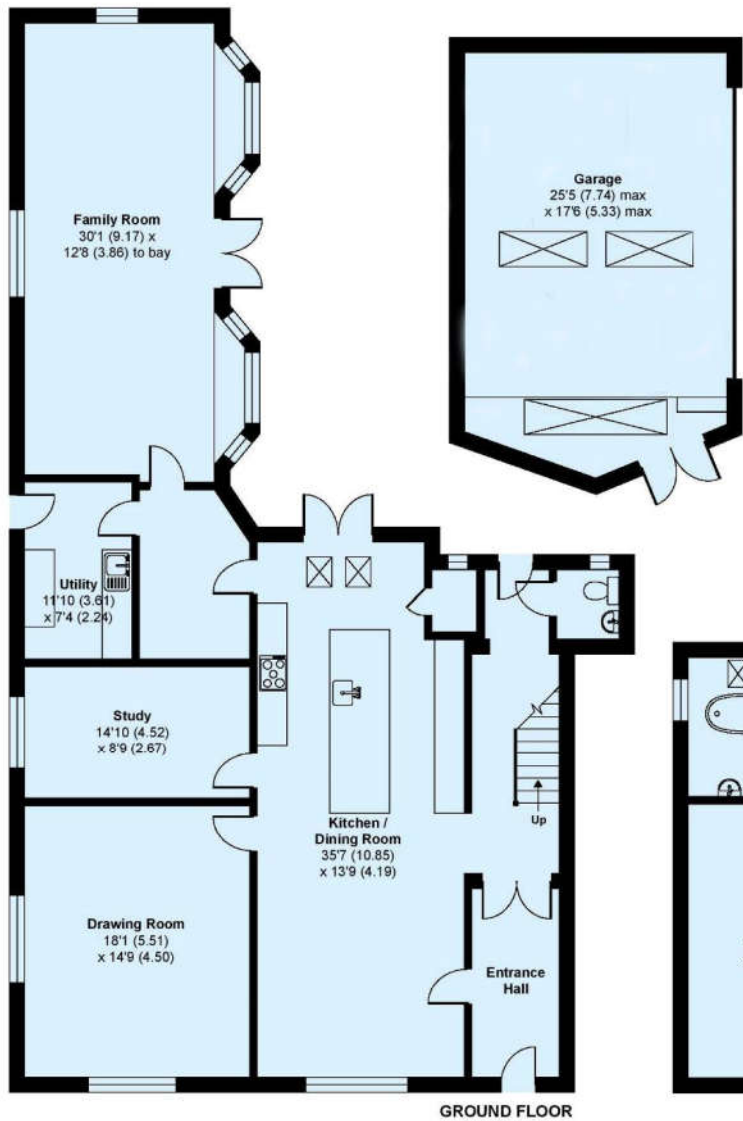
Directions

From Forest Row head on the B2110 towards Hartfield. At Colemans Hatch turn right at the church and proceed to the end of this road. At the crossroads go directly across passing The Hatch pub on your right. Continue down to the bottom of Kidds Hill and half way up the other side where there is a shared drive on the right. Take the left fork which leads to a parking area by the garage.

Tenure, Local Authorities and Services

Freehold. Wealden DC: 01892 653311. East Sussex CC: 03456080190. Mains water and electricity. Air source heat pump/oil fired boiler. Solar panels for electricity. Shared private drainage. Under floor heating to much of ground floor. Council tax band G. Energy efficiency band D.



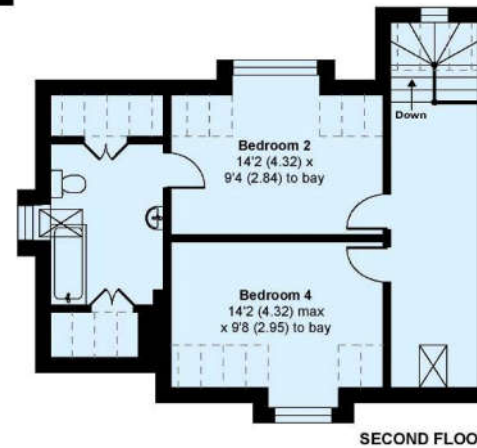
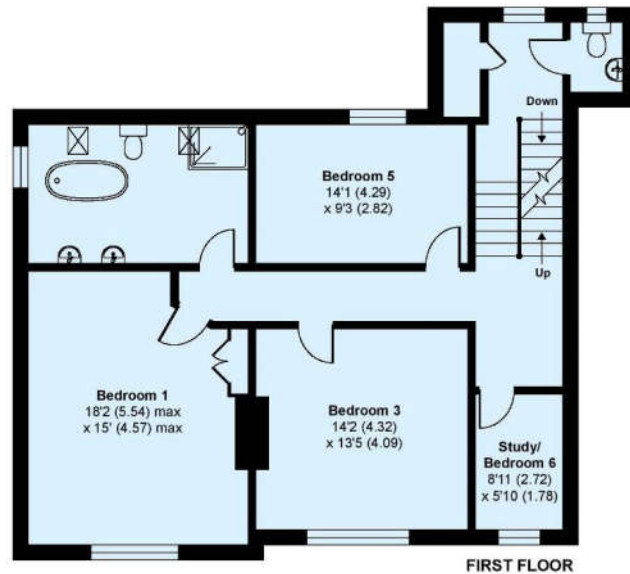


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.



Approximate Area = 3256 sq ft / 302.5 sq m
 Limited Use Area(s) = 107 sq ft / 9.9 sq m
 Garage = 467 sq ft / 43.4 sq m
 Total = 3830 sq ft / 355.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Local Amenities & Communications

Colemans Hatch has a very popular country pub and local amenities are available in Forest Row and Hartfield. For an extensive range of shopping, educational and transport facilities there are the towns of East Grinstead and Tunbridge Wells. There are mainline railways stations at East Grinstead and Tunbridge Wells and an excellent range of private and state schools in the area. The M23 (about 13 miles) gives access to Gatwick Airport, London, the coast, M25 and national motorway network.

The property adjoins Ashdown Forest which is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.

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