



Cansiron House

Butcherfield Lane, Hartfield, East Sussex, TN7 4LD

Hartfield, East Sussex

A brand new 6 bedroom state of the art home in beautiful rural setting, close to picturesque village

DESCRIPTION

With spectacular views across its own land, the property is constructed to take advantage of the commanding location. Internally, large areas of glass seamlessly take living accommodation into the outdoor environment and optimise the views. This substantial family house is built to a high standard and offers a Zero Carbon Footprint.

Ground Floor

- Entrance Hall
- Large Kitchen/Dining Room/Sitting Room. The kitchen features a range of wall and floor mounted units with a large centre island and integrated appliances throughout.
- Family Room
- Utility Room
- Cloakroom
- Boiler/Boot room

First Floor

- Master Bedroom with en-suite bathroom and 2 dressing rooms. Private balcony with views over gardens.
- 2 further bedrooms, both with en-suite bathrooms

Second Floor

- 3 further bedrooms, all with balconies, one with en-suite bathroom
- Family Bathroom
- Kitchenette

Outside

- Private driveway to a gravel parking area in front of the house
- Detached Double Garage, linked to the house with a flat roof
- Gardens laid to lawn with a post and rail fence marking the boundary
- Grounds in all of about 1.6 acres

Services

Mains water and electricity, augmented by Solar PV panels. Private drainage (Treatment plant). Air source heat pump with under-floor heating to ground and first floors and compact radiators on the second floor. A heat recovery system is installed to all wet areas and the kitchen re-uses generated heat within the building.

LOCATION

The property is situated in a private rural setting, yet close to the picturesque village of Hartfield with a local store, doctor's practice, primary school, Church and public house.

The nearby towns of Royal Tunbridge Wells and East Grinstead offer a more comprehensive range of shopping, recreational and cultural amenities.

The property has access to major road and rail routes. Junction 10 of the M23 is 13 miles away, junction 6 of the M25 is 15 miles to the north. Main line stations at Cowden, Tunbridge Wells and East Grinstead offers regular services to the capital, taking approximately 1 hour. Gatwick airport is 15 miles away.

Sporting and recreational facilities in the area include racing at Lingfield, Plumpton and Fontwell. Golf at Holtye, Royal Ashdown, Lingfield, Hever and Sweetwoods. Sailing and water sports are available at Bough Beech and Weirwood reservoirs, and the south coast is just over an hour's drive away.

There is a good selection of schools in both the state and independent sector.

Zero Carbon Readings

The carbon compliance level at Cansiron House is calculated at 6.17 kg.CO2/m2/yr. against a recommended Zero Carbon Hub carbon compliance level (2011) of 10 kg.CO2/m2/yr for detached houses. The carbon fabric energy efficiency standard level at Cansiron House is calculated at 44.4 kwh/m2/yr. against a recommended zero carbon hub carbon fabric energy standard level (2011) of 46 kwh/m2/yr for semi-detached and detached homes.

Viewing

Viewing highly recommended to appreciate the many features. The property is ready for immediate occupation.



6.5
MILES

East Grinstead
town centre



10
MILES

Tunbridge
Wells town
centre



3.4
MILES

Cowden
station

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

LONDON

020 3096 7217



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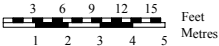
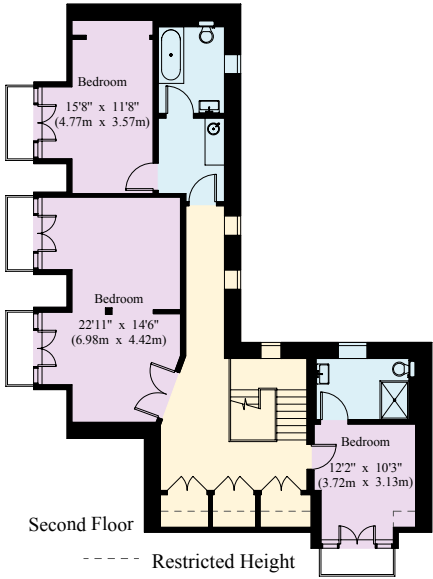
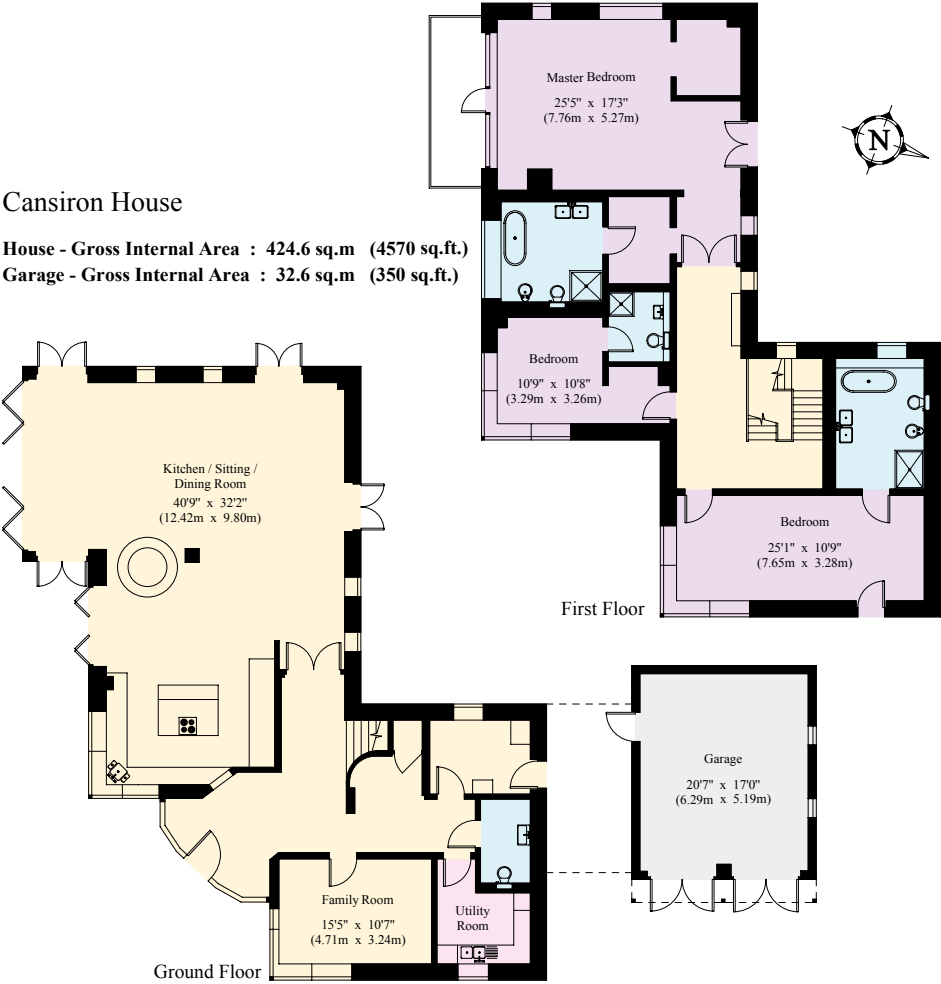


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House - Gross Internal Area : 424.6 sq.m (4570 sq.ft.)
Garage - Gross Internal Area : 32.6 sq.m (350 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

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