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Parrock Lane, Upper Hartfield.

Offers In Region Of £675,000

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Offered for sale for the first time in over 50 years, this home has been lovingly maintained and presents an exciting opportunity for new owners to update and personalise the space while preserving its character.

Approaching the home, a spacious driveway welcomes you providing ample parking for multiple vehicles. A large detached garage offers generous storage or potential for conversion into gym, home studio, workshop or self-contained annexe. The 0.25-acre rear garden, private and enclosed, is a standout feature—perfect for outdoor pursuits, gardening, or simply soaking in the peaceful countryside setting.

Stepping inside, a practical porch provides space for coats and shoes, with a convenient downstairs WC to the left.

The heart of the home is a warm, inviting kitchen with traditional wooden cabinetry and terracotta flooring, evoking a classic farmhouse charm. Adjacent, a separate utility room offers extra storage and laundry facilities for everyday ease.

The bright dining room, bathed in natural light, is perfect for family gatherings or entertaining, while the cosy living room offers a snug retreat. At the rear, a light-filled garden room provides a serene space to relax and enjoy views of the outdoors, with direct garden access adding to its appeal.

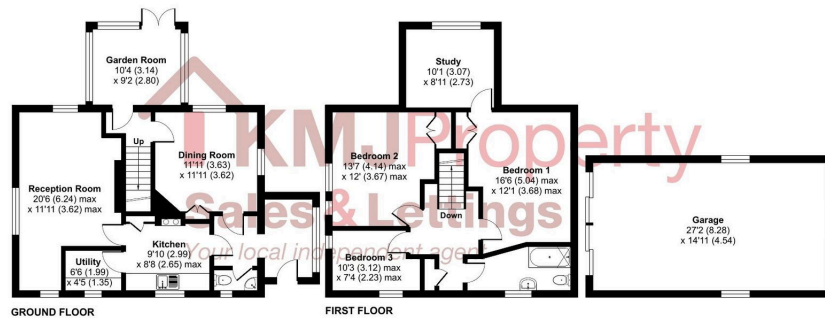
Upstairs, a generous landing leads to the main sleeping quarters. The principal bedroom is spacious and versatile, featuring an attached study—ideal for remote work, hobbies, or potential conversion into an en-suite or dressing area or a child's bedroom. The second bedroom is a comfortable double, and the third, a well-sized single, suits a child or guest. A family bathroom with a shower-over-bath completes the floor.

Ideally situated, Upper Hartfield offers rural serenity with convenience. The village of Hartfield, just over a mile away (a 20-minute walk), provides shops, a post office, and a pub. There's also a local pub within easy walking distance in Upper Hartfield itself. East Grinstead, 7 miles by car, offers further amenities. Nature enthusiasts will love the proximity to Ashdown Forest and the old railway line (Forest Way), while families benefit from Hartfield Primary School, only 1 mile away. Cowden Station, 4 miles away, delivers direct trains to London in under an hour.



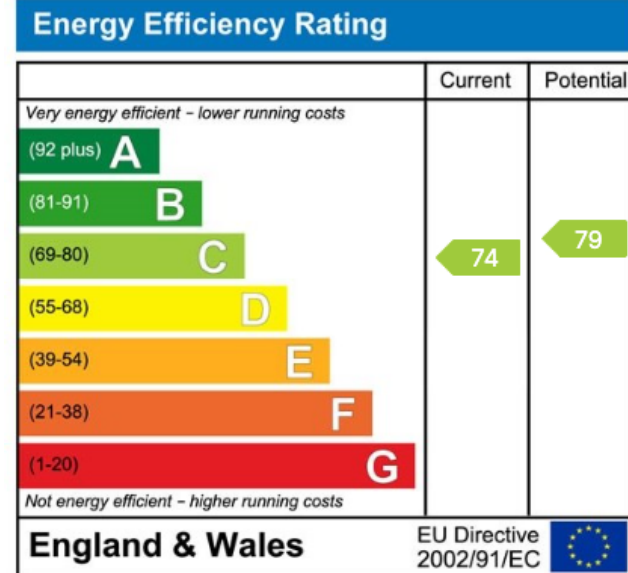
St. Martins, Parrock Lane, Upper Hartfield, Hartfield, TN7

Approximate Area = 1415 sq ft / 131.4 sq m
Garage = 405 sq ft / 37.6 sq m
Total = 1820 sq ft / 169 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for KML Property REF: 120522

- Detached
- 0.25 Acres of Land
- Large Garage
- Study
- EPC:
- 3 Bedroom
- Rustic Charm
- Garden Room
- Utility room
- Council Tax Band:



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