



Backshaws  
Upper Hartfield | Hartfield | TN7 4DJ

FINE & COUNTRY







# Step inside

## Backshaws

Did you ever dream of exploring the Hundred Acre wood with Pooh Bear and friends then that dream could very soon come true should you own this delightful home just around the corner from Cotchford Farm on the Ashdown Forest where A.A. Milne wrote his Winnie the Pooh classics.

Entering the sought after and tucked away Cotchford Lane, a small spur serves three homes and ends with the gated access to this marvellous house.

Through the gates, you are welcomed by a substantial parking area which easily caters for large families and friends' parking needs, with the detached clock house styled triple garage in front of you, the glorious lawns and house to your left and to the right, the tennis court. Beyond is a gateway to lead you out onto a pathway to the Ashdown Forest.

A substantial doorway, framed on either side by arched side lights leads into a warm and welcoming entrance hall and onwards the heart of the home kitchen/breakfast room. Sensibly laid out, there are doors leading to both the main lawn to the front and a terrace and woodland garden to the rear. Dogs and muddy children can be cleaned in the adjacent cloak/shower room, provisions and treats sought in the generous larder and coats and boots sorted, washed and dried in the utility room. The kitchen itself is fitted in a classic country style with limestone tiled floor plus granite worktops and is centred around a substantial island and the electric Aga. There is plenty of space for a large breakfast table and there are French doors lead out onto the front terrace and lawn.

The fabulous dining room is but a few steps from the kitchen and just across the hall from the larder/wine store; twin French doors open out to the terrace and main lawn, bringing the outside in during the warmer months and affording glimpses of autumnal and winter gardens later in the year. Easily seating 10 or more, this beautiful room makes a superb entertaining space.

A cosy living room is a comfortable day-to-day space to retreat to, with its warm red tones, bright windows and multi-fuel burning stove. A small and intimate library hall leads through to an elegant Drawing room. Flooded with light from a charming bay window, side windows and lawn facing French doors, this is another great room for entertaining.

Upstairs there are five double bedrooms all with ensuite bath or shower rooms and a sixth bedroom that is currently used as the study/office. The large principal bedroom enjoys a dressing area as well as a superb ensuite bath and shower room. Up to five further bedrooms and four further ensuite bath and shower rooms make this a perfect home for large and extended families with space left over for guests.

The gardens and grounds measure 1.35 acres in total. French doors from the kitchen, dining and drawing rooms lead out onto the Southerly facing terrace and lawns. A rose, wisteria and vine clad pergola creates a chic outdoor dining space and beautiful flat lawns lend themselves to classic English country games for those not playing tennis on the fenced hard court beyond. A gateway at the Southern edge of the grounds leads out to the driveway and onwards to give access to the Ashdown Forest.





# Seller Insight

“ This has been a fantastic family home for the past 20 years but it is time to downsize. The connection to AA Milne, Winnie the Pooh and the Ashdown Forest has been something truly special for us but especially for the children and grandchildren.

The Ashdown Forest can be accessed via a private road from the bottom of the garden. It offers extensive walks, trails, bike rides and horse riding and don't miss the opportunity to visit Pooh Sticks Bridge and other well-known AA Milne landmarks while, for a change of scene, it is only about 20 minutes to the South Downs.

We are within walking distance of two country pubs – The Gallipot Inn and The Hatch It is easy to dip into village life from Backshaws while the quintessential village of Hartfield offers the well-known Pooh Corner tearoom, shop, butcher, GP surgery, pub, tennis courts, cricket club, church, village hall and primary school. Forest Row is not far away and includes an array of organic cafes, independent shops and boutiques, restaurants, pubs, farmers market and excellent schools. This large and friendly village also has a supermarket, library, post office, GP surgery, 24-hour veterinary surgery and a thriving community centre. The world-famous Royal Ashdown Forest Golf Club is located here too, along with a welcoming tennis club.

Trains from East Grinstead and Cowden are about 15 minutes away where journey times to London are under an hour and Gatwick is only half an hour away. Supermarkets including Waitrose, Sainsburys, Aldi and Morrisons can be found in nearby Crowborough, East Grinstead and Royal Tunbridge Wells. These larger urban centres offer the high street shopping experience as well as all manner of independent shops and eateries, theatres, cinemas, gyms, leisure centres, train stations, garden centres and recreation grounds. Weekends in the area can be busy should you choose, with village fairs, open gardens, artist studios and fun-run charity events. Annual celebrations and carnivals include Guy Fawkes Night, Christmas markets, pumpkin picking and the Forest Row Festival

Village primary schools in Hartfield and Forest Row are both rated 'good' by Ofsted, as is Sackville secondary school in East Grinstead. Beacon Academy in Crowborough is 'outstanding'. Grammar schools in Royal Tunbridge Wells and Tonbridge are a popular choice for people in the area. The world-famous Michael Hall Steiner Waldorf School is nearby, just on the edge of Forest Row while other independent schools that can be easily accessed comprise Brambletye, Cumnor House, Great Walstead, Ardingly College, Tonbridge School and Mayfield School.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**Travel**

Forest Row	2.8 miles
East Grinstead	6.4 miles
Tunbridge Wells	9.8 miles
Crowborough	7.1 miles
Dover Docks	73.3miles
Channel Tunnel	62.8 miles
Gatwick Airport	18.1 miles
Charing Cross	48.2 miles
By Train from East Grinstead	
London Victoria	56 mins
London Bridge	55 mins

**Leisure Clubs & Facilities**

Royal Ashdown Forest Golf Club	01342 822018
Forest Row Cricket Club	07966 191729
Forest Row Gym	07713 086557
Forest Row Community Centre	01342 822661
Kings Centre East Grinstead	01342 328616

**Healthcare**

Ashdown Forest Health Centre	01342 822131
Tunbridge Wells Hospital	01622 729000

**Education**

<b>Primary Schools</b>	
Forest Row Primary School	01342 823380
St Mary the Virgin Primary	01892 770221
Brambletye (prep)	01342 321004
Michael Hall Steiner (prep)	01342 822275
Cumnor House Sussex	01825 790347
<b>Secondary Schools</b>	
Sackville School	01342 410140
Imberhorne School	01342 323562
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Michael Hall Steiner (independent)	01342 822275
Greenfields (independent)	

**Entertainment**

Scott Cinema East Grinstead
Chequer Mead Theatre
The Gallipot Inn
The Hatch Inn
The Swan
Café Coco
Pooh Corner Teashop

**Local Attractions/landmarks**

Pooh Sticks Bridge
Old Lodge Nature Reserve
Hever Castle
Chartwell
Penshurst Place
East Grinstead Museum
Standen House and Garden



### GROUND FLOOR

Entrance Hall	
Kitchen/Breakfast Room	24'0 (7.32m) x 21'5 (6.53m) narrowing to 18'5 (5.62m)
Utility Room	
Dining Room	17'10 x 15'9 (5.44m x 4.80m)
Larder	9'10 x 8'2 (3.00m x 2.49m)
Living Room	15'9 x 13'0 (4.80m x 3.97m)
Drawing room	22'5 x 22'1 (6.84m x 6.74m) narrowing to 12'8 x 12'0 (3.86m x 3.66m)
Downstairs Cloak/Shower Room	

### FIRST FLOOR

First Floor Landing	
Bedroom 1	16'8 (5.08m) x 16'7 (5.06m) narrowing to 13'7 (4.14m)
Dressing Room 1	9'6 x 6'7 (2.90m x 2.01m)
En Suite 1	13'8 x 9'9 (4.17m x 2.97m)
Bedroom 2	14'5 (4.40m) narrowing to 12'3 (3.74m) x 13'4 (4.07m)
En Suite 2	13'8 x 12'11 (4.17m x 3.94m)
Bedroom 3	16'2 x 13'7 (4.93m x 4.14m)
En Suite 3	10'1 x 6'7 (3.08m x 2.01m)
Bedroom 4	17'10 x 8'6 (5.44m x 2.59m)
En suite 4	9'1 x 4'9 (2.77m x 1.45m)
Bedroom 5	16'2 (4.93m) x 10'7 (3.23m) narrowing to 7'3 (2.21m)
En Suite 5	11'10 x 5'5 (3.61m x 1.65m)
Bedroom 6/Study	13'6 x 8'9 (4.12m x 2.67m)

### OUTSIDE

Gardens	
Tennis Court	
Ample Off Road Parking	
Triple Garage	30'10 x 23'4 (9.40m x 7.12m)
Summer House	13'8 x 9'5 (4.17m x 2.87m)

£ 2,350,000

Council Tax: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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