



1 Riverside Cottages
Withyham | Hartfield | TN7 4DA

FINE & COUNTRY





Step inside

1 Riverside Cottages

This adorable Grade II listed cottage is part of what was historically a Grade II listed farmhouse and still retains some wonderful period features. It is located in the charming village of Withyham and surrounded by farmland in the High Weald Area of Outstanding Natural Beauty and includes a spacious rear garden that runs down to the upper reaches of the river Medway.

Approached down a long leafy country lane it includes two off road parking spaces and a pathway to the entrance flanked by a front lawn and high hedging providing privacy from the adjacent property. The front door opens into a hallway with a staircase to the first floor and access to the characterful and country style kitchen/dining room. It includes exposed period ceiling beams and a delightful inglenook fireplace as well as an Aga and a range of charming shaker style units housing a dishwasher and a washing machine and space for a fridge freezer, while still leaving plenty of room for a large table and chairs.

There is door access to the garden and to the spacious sitting room that has a warm and cosy atmosphere. This also has exposed beams and a stunning inglenook fireplace that virtually spans the width of the room and features a log burner you can cosy up to on a cool winter's evening. It also has a large window offering charming views across the garden and the countryside beyond.

On the good size first floor landing you will find an airing and boiler cupboard as well as loft access. There is a charming family bathroom and three double bedrooms including the principal with an ensuite shower room. Lapsed planning permission exists (WD/2002/2248/BLB) for conversion as to roof void to form a study.

A delightful feature of this period property is the large rear garden with a lawn that sweeps down to the river and is bordered by trees, shrubs and hedging, while you can enjoy al fresco dining or just revelling in the stunning countryside view in a sheltered area outside the rear of the house.



Seller Insight

“ I fell in love with the cottage as soon as I saw the lovely characterful rooms and the garden that swept down to the river bank. Although very occasionally the river has flooded the very end of the garden it has never got near the house, which has been standing for many centuries. It has been a wonderful home and a great place for parties in the garden and I shall always have fond memories of my time here.

It is quiet and peaceful and delightfully rural with wonderful places to go for walks including Ashdown Forest where the kids enjoy visiting Pooh Sticks Bridge and other areas made famous by Winnie the Pooh. However we are easily accessible to Tunbridge Wells, Crowborough and East Grinstead while it is only a short walk to the friendly community village of Withyham that includes a primary school, post office and convenience store and the excellent Dorset Arms pub as well as a village hall with a variety of regular activities, while there are also a number of useful farm shops in the vicinity. Hartfield is famous for being the home of A.A.Milne and includes the Bear Inn and the Gallipot Inn, a village shop and a butchers as well as a tea shop plus sports facilities.

The nearest station is Ashurst where trains to London Bridge take just 57 minutes. While Tunbridge Wells, Crowborough and East Grinstead offer excellent shops, restaurants, private and state schools including grammar schools in Tunbridge Wells. They also offer a wide choice of entertainment and sports facilities including golf courses as well as tennis, cricket and bowls clubs.”*

* 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

By Road	
Ashurst Station	3.5 miles
Tunbridge Wells	6.6 miles
Crowborough	6.4 miles
East Grinstead	8.1 miles
Dover Docks	71.4 miles
Channel Tunnel	59.2 miles
Gatwick Airport	17.2 miles
Charing Cross	34.8 miles
By Train from Ashurst	
London Victoria	1hr 2 mins
London Bridge	57 mins

Leisure Clubs & Facilities

Royal Ashdown Forest Golf Club	01342 822018
Villa Golf Course	01892 740344
Hartfield Lawn Tennis Club	01825 830413
Withyham Cricket Club	

Healthcare

Hartfield Surgery	01892 863326
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
St Mary the Virgin Primary	01892 770221
Brambletye (prep)	01342 321004
Michael Hall Steiner (prep)	01342 822275
Secondary Schools	
Sackville School	01342 410140
Imberhorne School	01342 323562
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Greenfields (independent)	

Entertainment

Assembly Rooms Theatre
Chequer Mead Theatre
The Hatch Inn
The Gallipot Inn
The Bear Inn

Local Attractions / Landmarks

Pooh Sticks Bridge
Hever Castle
Chartwell
Penshurst Place

Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



Ground Floor

Entrance Hall
 Kitchen/Breakfast 17'9 x 12'7
 Living Room 18'3 x 15'5

First Floor Landing

Bedroom 1 15'5 x 9'4
 Bedroom 2 12'3 x 11'3
 Bedroom 3 12'3 x 11 reducing to 7'9
 Bathroom

Outside

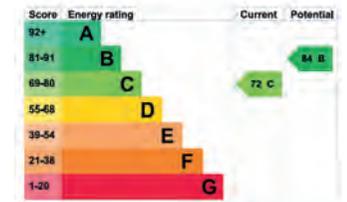
Rear garden
 Off road parking for two

First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Council Tax Band: F
 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 © 2025 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 16.07.2025



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