



OAKFIELD



Shepherds Hill, Colemans Hatch, Hartfield TN7 4HR

Auction Guide £800,000



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This charming semi-detached Victorian cottage offers a wonderful blend of period character and a real opportunity to improve and create something really special. Set within approximately 3.313 acres of gardens and paddocks adjoining the stunning Ashdown Forest.

The main house retains much of its original charm, featuring a welcoming double reception room with a fireplace, a traditional kitchen and a useful utility room.

Additional living spaces include a comfortable sitting room and a further kitchen, providing great flexibility for family life or entertaining.

Upstairs, the principal bedroom benefits from an en-suite bathroom and a separate shower room, while three additional bedrooms are served by two further shower rooms. There is also an attic room and a cellar, offering excellent storage or potential for conversion (stpp)

For those seeking income potential or equestrian facilities, the grounds feature a cattery with thirty chalets, office and kitchen facilities, as well as three stables, a garage, workshops, garden sheds, and chicken runs. The adjoining paddock extends to around two and three-quarter acres, providing ample space for horses or smallholding use.

The gardens are a true highlight and there is extensive parking accessed via two driveways.

Combining period charm, practical living space, and a wealth of business and leisure opportunities, this delightful country home offers a rare opportunity to enjoy rural life on the edge of Ashdown Forest. Agent note this home needs complete renovation and may only be suitable for cash buyers only.





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Reception room

12'1 x 11'6 (3.68m x 3.51m)

Dining Room

20'11 x 9'9 (6.38m x 2.97m)

Kitchen

12 x 11'6 (3.66m x 3.51m)

Utility

6'11 x 5'10 (2.11m x 1.78m)

Downstairs Bathroom

7 x 5'8 (2.13m x 1.73m)

Bedroom

11'6 x 7'0 (3.51m x 2.13m)

Bedroom 1

14'3 x 7'5 (4.34m x 2.26m)

Bedroom 2

11'10 x 7'7 (3.61m x 2.31m)

Bedroom 3

8'4 x 8 (2.54m x 2.44m)

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Garage

21'3 x 14'2 (6.48m x 4.32m)

Stable

14'5 x 9'1 (4.39m x 2.77m)

Office

9'9 x 7'8 (2.97m x 2.34m)

Council Tax Band - F £3,768 per annum

Floor Plan



Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

