

South Cottage

Upper Hartfield, East Sussex



A wonderful country house, in a fantastic semi-rural location, with stunning views over the surrounding countryside yet close to local amenities.

Hartfield village 1.3 miles. Forest Row 3.6 miles. Cowden station 5.7 miles (London Bridge from 53 minutes). East Grinstead station 7 miles (London Victoria from 56 minutes; London Bridge from 55 minutes). Tunbridge Wells station 10 miles (London Bridge from 44 minutes). Tonbridge station 13 miles (London Bridge from 32 minutes). Gatwick Airport 16 miles. Central London 36 miles.
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Entrance Porch | Entrance Hall | Lounge | Dining Room | Study | Breakfast/Family Room
Kitchen | Utility Room | Cloakroom

First Floor: Principal Bedroom with En Suite Bathroom | Three Further Bedrooms | Shower Room

Garden and Grounds

Lawned gardens | Paved Terrace | Vegetable Garden | Double Garage with attached Garden Store and Wine Cellar



Situation

(Distances and times are approximate)

The property is located in an enviable position in the hamlet of Upper Hartfield which sits in the heart of Ashdown Forest and within the High Weald of Sussex Area of Outstanding Natural Beauty.



The nearby picturesque and historic village of Hartfield offers a good range of local amenities including a store, primary school, nursery school, health centre, church, two public houses and the famous ‘Pooh Corner’ tea rooms, shop and museum. Ashdown Forest offers many scenic walks and Winnie the Pooh’s renowned ‘Pooh Sticks Bridge’. A wider range of facilities are available at Forest Row, Tunbridge Wells and East Grinstead.



Cowden and East Grinstead stations serve London Bridge/Victoria with Tunbridge Wells and Tonbridge serving Charing Cross/Cannon Street.



There is an excellent choice of schooling in the area including Brambletye and Sackville (East Grinstead), Michael Hall (Forest Row), Lingfield College, Worth School (Turners Hill), Cumnor House and Handcross Park (Haywards Heath), Tonbridge School and The Schools at Somerhill in Tonbridge, Holmewood House Preparatory (Langton Green), and Ardingly College. There are also grammar schools (girls and boys) in Tunbridge Wells and Tonbridge.



The Property

South Cottage is a wonderful unlisted detached country house with attractive tile hung upper elevations. It offers well-proportioned and beautifully presented accommodation with stunning views over the gardens and rolling countryside beyond. The reception rooms include a triple aspect lounge with a fireplace and French doors opening out to the rear terrace and gardens. The well appointed country kitchen has a range of bespoke solid Pippy Oak units with granite work tops over. There is a utility room off the kitchen, leading through to a breakfast/family room with French doors to the gardens. At the front of the house, there is also a useful home office/study.

On the first floor, the principal bedroom has an en suite bathroom. There are three further good sized bedrooms as well as a shower room.

Outside

The house is approached via a gated entrance over a gravel driveway leading to the house and detached garage building which provides two garages, a garden store and wine cellar. To the rear of the house there is a paved terrace, ideal for al fresco dining. The gardens are laid to lawn, enclosed by mature hedging, with a vegetable garden area and a greenhouse.



Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating.
Private drainage.

Local Authority: Wealden District Council,
Tel. 01892 653311.

Council Tax: Band G

EPC: D

Postcode (TN7 4DL): From Tunbridge Wells, proceed on the A264 through Langton Green and onto the B2110 towards Groombridge. At the mini roundabout at the bottom of Groombridge Hill, take the second exit to remain on the B2110 (Withyham Road). Continue for 4 miles, passing through Withyham. On entering Hartfield, continue round the left-hand bend onto the B2026 (signposted B2110 Forest Row). After leaving the High Street, continue straight ahead, which becomes the B2110. On reaching the crossroads in Upper Hartfield, turn left (opposite the small garage) onto Cotchford Lane (signposted 'Private Road - Access for Residents Only'). After a short distance, turn left (where the lane bears to the left). Continue for 0.3 of a mile and South Cottage will be found on the left-hand side.

<https://what3words.com/breeze.staining.pursuit>

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

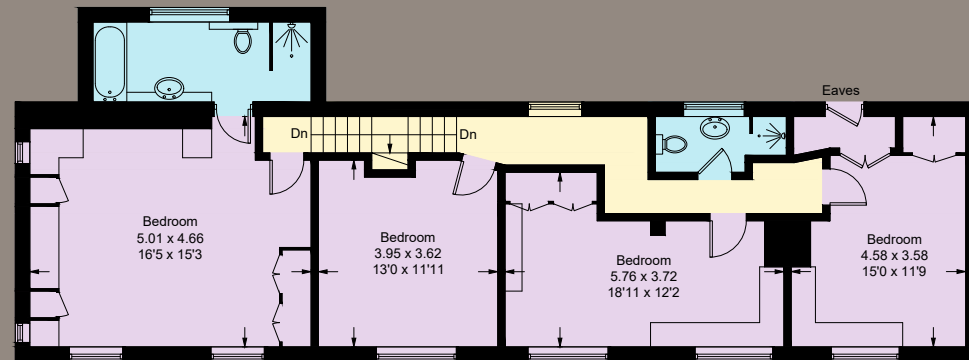
House = 230.9 sq.m / 2,485 sq.ft

Outbuilding = 47.9 sq.m / 515 sq.ft

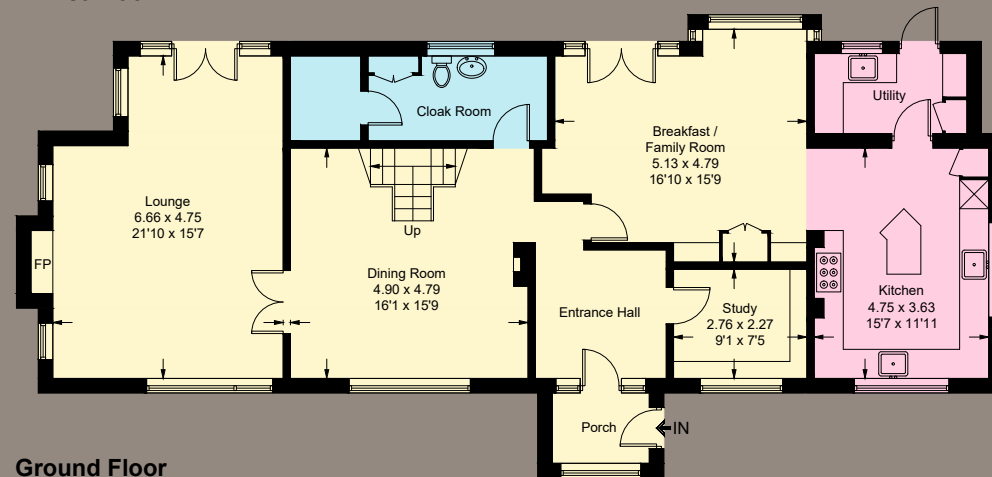
(Including Double Garage)

Total = 278.8 sq.m / 3,000 sq.ft

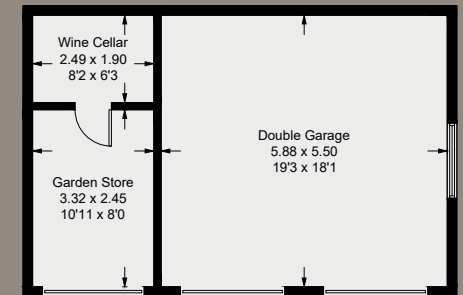
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Knight Frank

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Tunbridge Wells

TN1 1XL

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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