



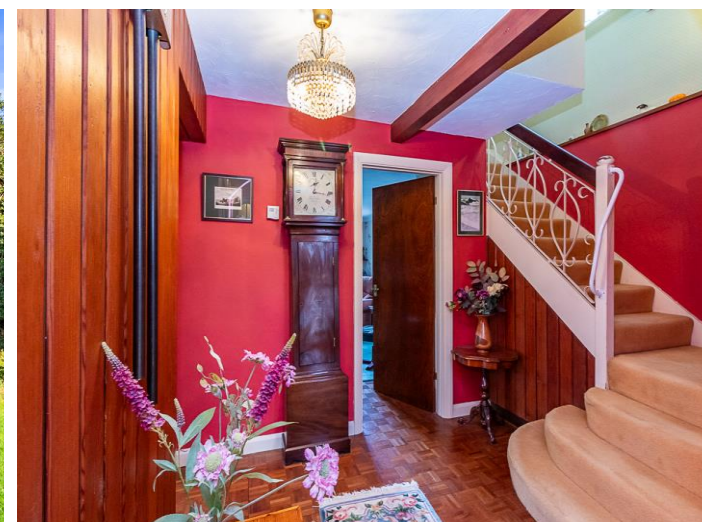
REAR VIEW

Rectory Field, Hartfield, East Sussex TN7 4JE
Guide Price £750,000 Freehold

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Enjoying a desirable location set at the head of a cul-de-sac adjacent to fields and being close to this picturesque village's amenities. As the crow flies and accessed via a footpath from the rear garden, St Mary The Virgin Church of England primary school is just a few hundred yards away. Being sold for the very first time having been built in the 1960s this individual detached house is attractively constructed with tile hung upper elevations. It sits in a generous mature plot with established plantings, beds and borders, plus useful brick and timber outbuildings. Other than the addition of a conservatory, the house is 'as built' and offers scope for remodelling and extensions, subject to the necessary Local Authority Consents (Wealden District Council). The property is in good condition and has been well maintained, but could benefit from some cosmetic updating, the appealing accommodation is arranged as follows. To the ground floor there is an entrance porch, spacious hallway, L-shaped living space, conservatory, kitchen, study area, utility room, shower room/WC. Upstairs there are three double bedrooms, all with fitted wardrobes and a family bathroom/WC. There is an attached garage and driveway providing off road parking for several

- Central Location in Popular Village
- Footpath Providing Access to Local School
- Attractive Detached House
- Chain Free
- Offered For Sale for the First Time Ever
- Gas Central Heating
- Considerable Potential (STPP)
- 3 Double Bedrooms
- Bathroom & Wetroom
- Garage and Driveway Parking
- Council Tax Band: E

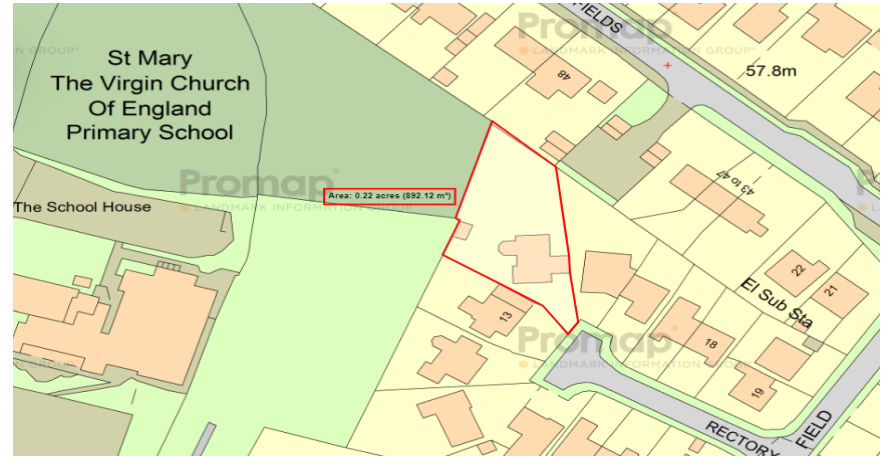




LOCATION:

Hartfield is a pretty, historic and picturesque village set on the northern edge of Ashdown Forest, a free public space extending across 6,000 acres (9.5 sq miles) which affords fabulous views from its high point of 223m above sea level. The forest was a favourite of Henry VIII who stayed at Bolebrook Castle a 15th Century hunting lodge, and also made famous by A A Milne who lived at Cotchford Farm and based his Winnie the Pooh stories on the immediate area commemorated with a shop/tea room in the High Street.

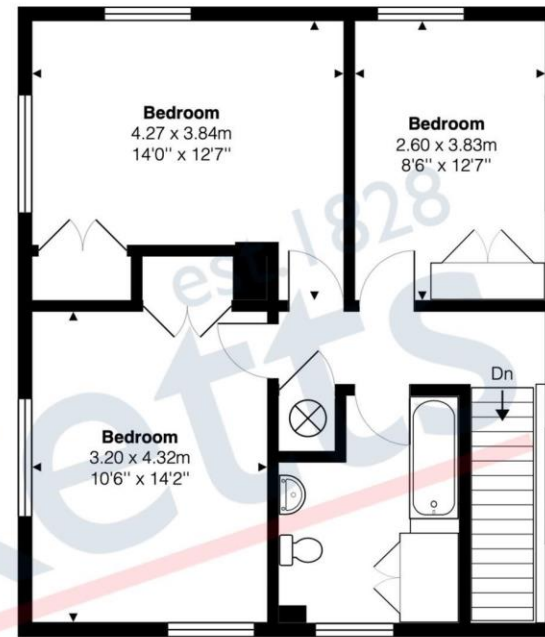
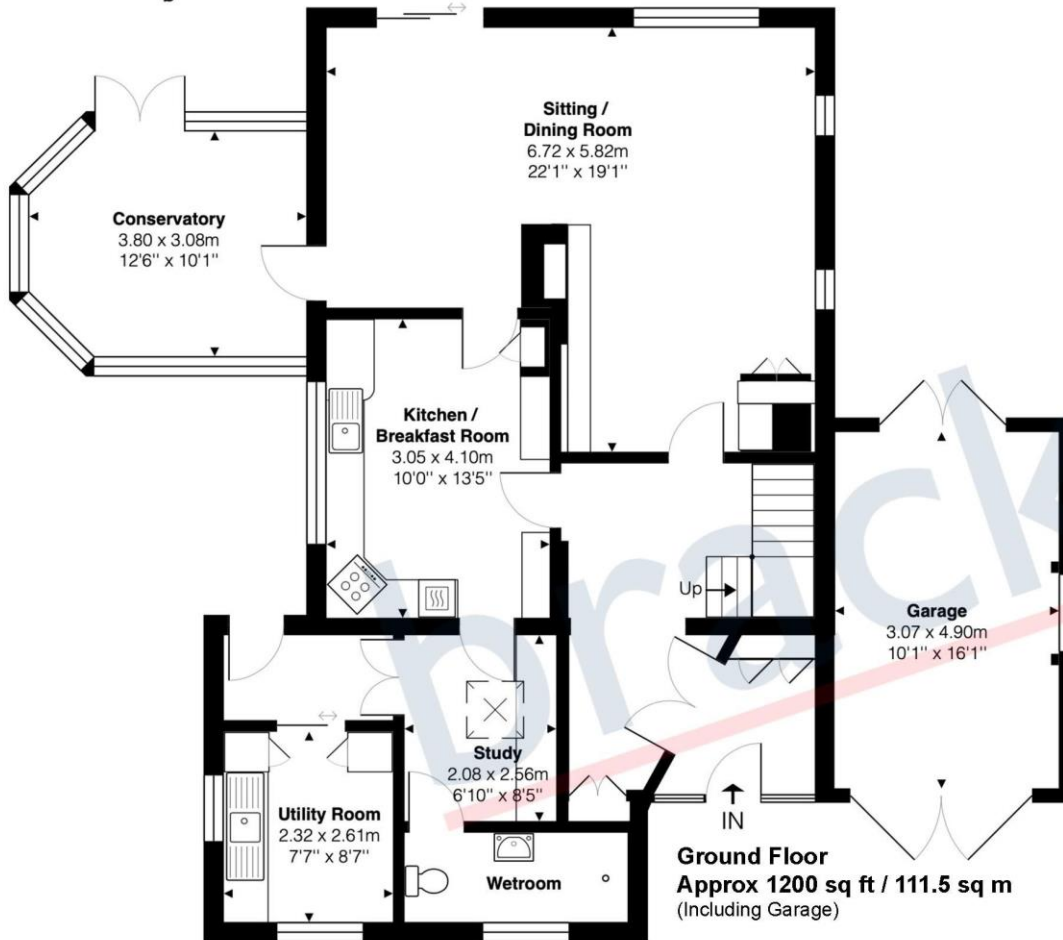
The village also has two public houses, a well-stocked general store, an independent butcher, there is a doctors' surgery, the Croft Recreation Ground which a spacious children's play area, plus St Mary The Virgin Parish Church and adjacent good primary school. The Forest Way Recreational Track passes through the village on the track bed of the old railway line. In terms of location Hartfield sits mid-way between East Grinstead and Tunbridge Wells, seven miles west and east respectively, London Gatwick is circa. 16 miles away as is the M25. Cowden and Ashurst railway stations 3.4 miles and 3.7 miles respectively with trains to London in approximately 1.5 hours and the coast at Eastbourne is approximately 30 miles away.



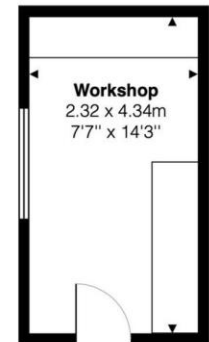
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Gross Internal Area
 Approx 1825 sq ft / 173.6 sq m
 (Excluding Workshop)



Workshop
 108 sq ft / 10 sq m
 (Not Shown In Correct
 Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		77
	57	
England & Wales	EU Directive 2002/91/EC	

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