



Rectory Field, Hartfield, East Sussex TN7 4JE  
Guide Price £630,000 Freehold

When experience counts... **bracketts** est. 1828

A bright and spacious semi-detached house with accommodation that affords the flexibility of use having been remodelled to suit the current owners' needs. The property benefits from a fourth bedroom to the ground floor which, coupled with the adjacent wet room/WC, provides accommodation for a dependant relative or would work as a large study, playroom or snug. The house has gas central heating, double glazing, with accommodation arranged as entrance porch, hallway with staircase up, fourth bedroom, shower room/WC, a bright through living room with windows to the front and double doors to the rear garden, fitted kitchen that provides generous areas of work surfaces with drawer line base units and matching high level wall cupboards, plumbing provision for washing machine and dishwasher, integrated hob, extractor with double oven set beneath, there is also a shelved pantry unit and a door to the side. Upstairs, there are three double bedrooms and good sized bathroom, generously tiled a white suite with chrome fittings and wide separate shower cubicle. To the front of the house there is a resin driveway providing off road parking for two/three vehicles, outside power point and screening to a garden store. The south facing rear garden is an attractive feature of the property, it has a large patio area adjacent to the house with an upper area of lawn, established borders and a pleasant rural outlook towards the village Church.

- Quiet Cul de Sac Location
- Walking Distance of Village Amenities
- St Mary the Virgin C of E Primary School
- South Facing Rear Garden
- Contemporary Bathroom with WC
- Ground Floor Wet Room / Shower Room / WC
- Four Double Bedrooms
- Attractive Through Living Room with Fireplace





### 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's 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. Ashurst Railway Station is five miles distant and the coast at Eastbourne is approximately 30 miles away.



### Additional Information:

Council Tax Band: D

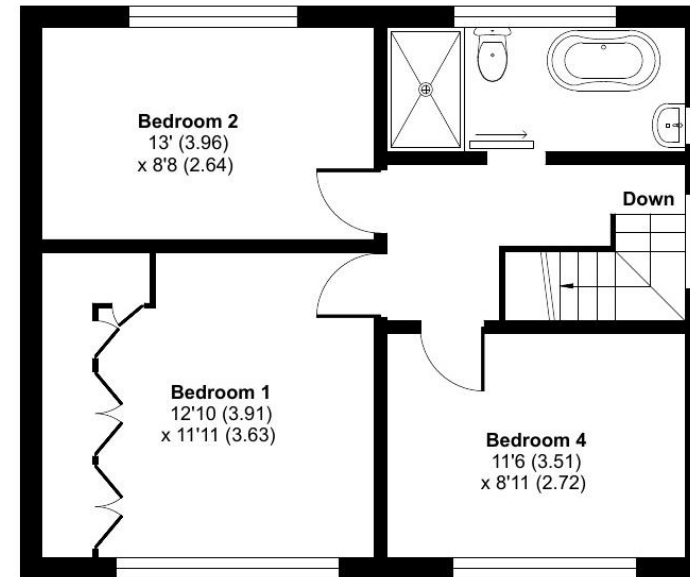
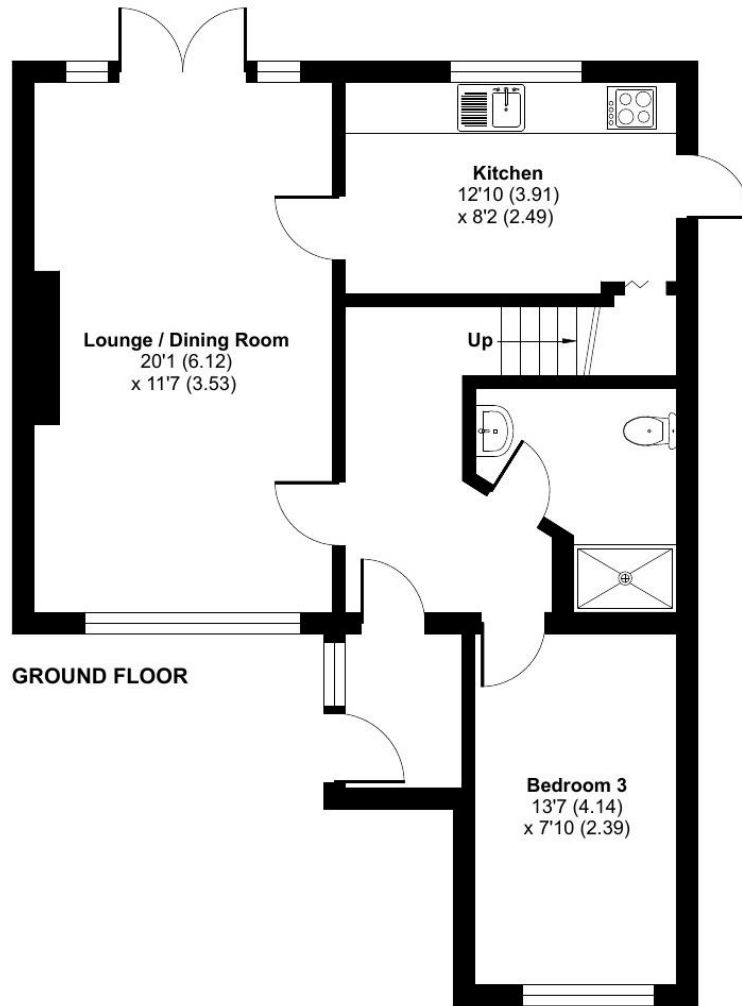


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Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			