

REAR VIEW



# BUMBLEBEE COTTAGE, EDENBRIDGE ROAD

HARTFIELD - £1,050,000



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# Bumblebee Cottage

Edenbridge Road, Hartfield

East Sussex, TN7 4JG

**Entrance Hall - Sitting Room - Garden Room  
Kitchen/Dining Room - Utility Room - WC - Main Bedroom  
Suite With En Suite Bathroom - Two Further Bedrooms  
Family Shower Room - Off Road Parking - Double Cart  
Barn - Landscaped Front & Rear Gardens**

Nestled within easy walking distance to the centre of Winnie the Pooh country is this bespoke built oak framed detached cottage combining a quintessential mix of contemporary and traditional finishes. Bumblebee Cottage has been built to exacting standards and rarely do cottages of this quality and attention to detail enter the market as a brand-new home. Finishing touches include handmade windows and doors, solid oak staircase, underfloor heating to both floors (rooms individually controlled), security alarm, handmade clay roof tiles, oak wood cladding to rear and an air source heat pump providing up to date renewable heating technology.

## **OAK FRAMED PORCH:**

Flagstone paved entrance and glass panelled hardwood front door opening into:

## **ENTRANCE HALL:**

Coir entrance matting, tiled flooring, under stairs cupboard housing alarm and underfloor heating manifold, alarm panel, smoke detector, LED lighting and handmade oak staircase to first floor.





**SITTING ROOM:**

Feature fireplace with oak bressumer, Chesneys wood burning stove, brick surround and stone hearth, carpet as fitted, smoke detector, window to front and large windows and double doors opening to rear patio.

**GARDEN ROOM:**

Carpet as fitted, ethernet point and double doors opening to rear patio.

**KITCHEN/DINING ROOM:**

An impressive room featuring a wealth of exposed oak and comprising a Burnhill kitchen with an extensive range of high and low units with dove tail joints and feature lighting. Quartz work surfaces incorporate a twin Butler sink with Quooker hot water tap. Neff appliances include an inset induction hob with extractor fan and splashback, twin eye level ovens, a dishwasher and Fischer & Paykal fridge/freezer. Tiled flooring, ample space for dining furniture, window to front, floor to ceiling windows and double doors opening to a rear patio.

**UTILITY ROOM:**

Range of wall and base units with quartz worktops over incorporating an inset Butler sink with Blanco swan mixer tap. Integrated Neff dishwasher, additional storage cupboards with shelving, tiled flooring, window, and glass panelled door to rear patio. Cupboard housing consumer unit, ethernet data points and pressurised hot water system.

**WC:**

Victoriana style cistern with low level wc, vanity wash hand basin with storage below, chrome heated towel rail, mirrored wall, and obscured window to front.

**GALLERIED FIRST FLOOR LANDING:**

A generous vaulted landing with oak balustrade and pendant lighting, study area and cupboard with sensor lighting housing manifold for underfloor heating. Smoke detector, carpet as fitted, LED lighting and windows to front.

**MAIN BEDROOM SUITE:**

An attractive vaulted oak room to include a built-in double wardrobe with sensor lighting along with a chest of drawers. Panic alarm control, power points with USB points, TV point, carpet as fitted, windows overlooking rear garden, Velux window with blind and door into:

**EN SUITE BATHROOM:**

Large roll top freestanding bath with side taps and separate shower attachment, dual flush low level wc, vanity wash hand basin with marble surround and storage under, mirrored wall with lighting, chrome heated towel rail, extractor fan, LED lighting, tiled flooring and Velux window with blind.

**BEDROOM 2:**

A dual aspect, vaulted oak beamed room with attractive pendant lighting, carpet as fitted, tv point and windows to front and rear.

**BEDROOM 3:**

Wardrobe cupboard, power points with USB points, tv/ethernet points and window to front.

**FAMILY SHOWER ROOM:**

Enclosed tiled shower cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, mirrored wall with lighting and obscured window to rear.

**OUTSIDE:**

The property is approached via hardwood timber double gates leading to a Cotswold stone gravelled drive providing an extensive area for off road parking and exterior lighting. The remainder of the front area of garden is laid to lawn with flower beds and enclosed by Beech hedging.

The drive continues to the rear of the property leading to an oak framed double cart barn with power and light connected. Adjacent to the property is a large flagstone patio with exterior lighting, ideally suited for outside entertaining.



Low brick walling and steps rise to a generous expanse of lawn and enclosed by hedging and post/rail fencing.

Located by the Utility room rear door is the air source heat pump.

**SITUATION:**

Situated approximately six miles north east of Crowborough and sitting on the northern perimeter of Ashdown Forest is Hartfield famous for being the home of A.A. Milne, author of the Winnie the Pooh books, and the location for the "Poohsticks Bridge" The village offers an array of local amenities including a primary school, doctors surgery, church and a number of inns nearby. The closest towns to Hartfield are East Grinstead and Royal Tunbridge Wells approximately six miles and ten miles distant. Both of these towns offer extensive shopping facilities, local amenities, mainline railway stations and schooling for all ages.

**COUNCIL TAX BAND:**

To be confirmed

**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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