



9 Rectory Field, Hartfield, TN7 4JE

Guide Price £575,000 – £600,000 Freehold

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9 Rectory Field

HARTFIELD, Hartfield

Occupying a pleasant position in a residential close a spacious semi detached house with family accommodation which has been enlarged since first constructed with the addition of a ground floor bedroom. The property stands within the picturesque village of Hartfield on the northern fringe of Ashdown Forest renowned for its association with A. A. Milne creator of the Winnie the Pooh stories. The interior of the house has been tailored by the current owners requirements and now comprises a well presented family home with an overall square footage of over 1186 square feet. On the first floor there are three bedrooms and a bathroom with panelled bath and separate shower unit. The ground floor has an enclosed entrance porch with a door to the hall. There is a double aspect lounge with doors to the garden and with a door to the kitchen which has a good range of worktops, with cupboards and drawers under, recess and plumbing for the washing machine and dishwasher, wall mounted cupboards, an inset hob, double oven with extractor above, and a shelved pantry. The property benefits from a ground floor bedroom with adjacent shower room with walk in shower. This bedroom could alternatively be used as a T.V room/study. Outside there is a lawned front garden with dwarf brick retaining walls and an upgraded resin parking forecourt providing space for two/three vehicles. The rear garden is well laid out with a broad terrace and a raised lawned area and borders. The garden has a southerly aspect and view towards the parish church of St Mary the Virgin. The property has the potential to extend into the loft subject to planning permission.

Council Tax band: D

Tenure: Freehold





9 Rectory Field

HARTFIELD, Hartfield

Guide Price £575,000 Semi detached 3/4 bedroom family home situated within the village of Hartfield. Modern Kitchen, Garden aspect lounge, bed 4/study, shower room. First floor, 3 bedrooms, bathroom

Council Tax band: D

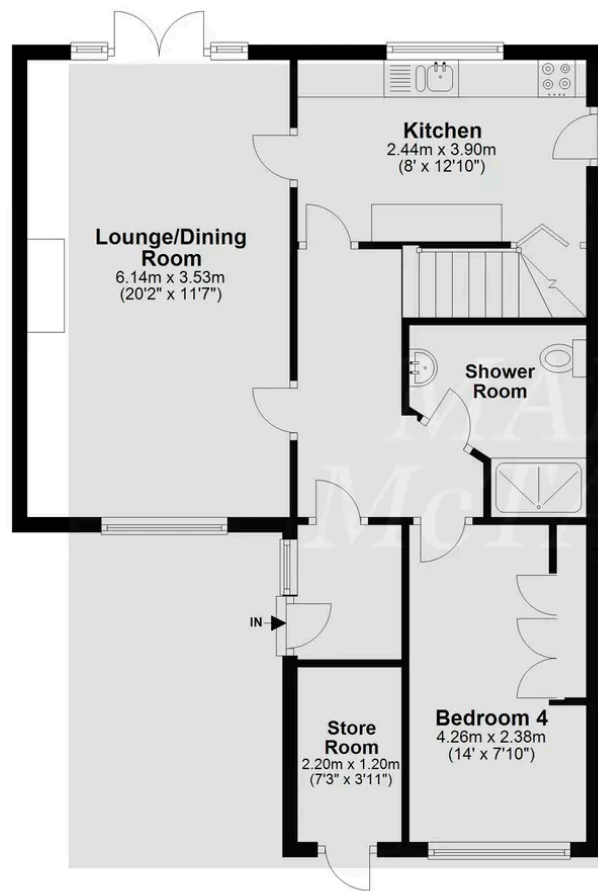
Tenure: Freehold

- MODERN SEMI DETACHED HOUSE
- ENLARGED SINCE BUILT
- FAVOURED VILLAGE WITH PERIOD HIGH STREET
- FRINGE OF ASHDOWN FOREST
- CUL DE SAC LOCATION
- 4 BEDROOMS 2 BATH/SHOWER ROOMS
- 20 FT LOUNGE/DINER WELL ARRANGED KITCHEN
- DRIVEWAY PARKING
- WELL LAID OUT GARDEN
- SPACIOUS INTERIOR OF 1186 SQ FT



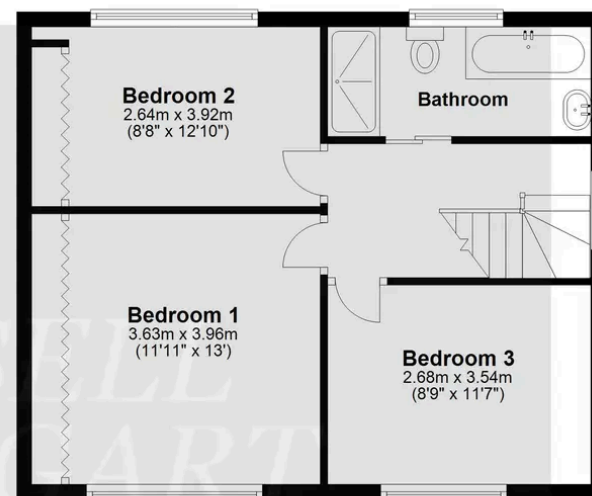
Ground Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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