



Holly Cottage 1 Church Street, Hartfield, TN7 4AG

£375,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

Holly Cottage 1 Church Street

Hartfield,

If you are looking for a home full of character and charm look no further. This Grade 2 listed home dates back to 1599.

Sitting room (14'11×10'10) with feature fireplace which houses a wood burner; exposed beams with an etching of 1599, dining room (10'7×7'7), inner hall with staircase to the first floor. Dining room open plan to the kitchen which boasts an AGA , tiled flooring, modern wall and base units with oak work surfaces. Modern Bathroom suite with shower and useful utility room.

On the first floor there is a master bedroom (13'0×11'5); a second bedroom (11'0×9'2); a study/eaves storage (7'0×4'11). A wealth of exposed beams and character.

This character cottage is set in the picturesque village of Hartfield.

Externally there is a rear garden which has a brick paved patio area, gravel area with stepping stone path to a decked area at the bottom of the garden.

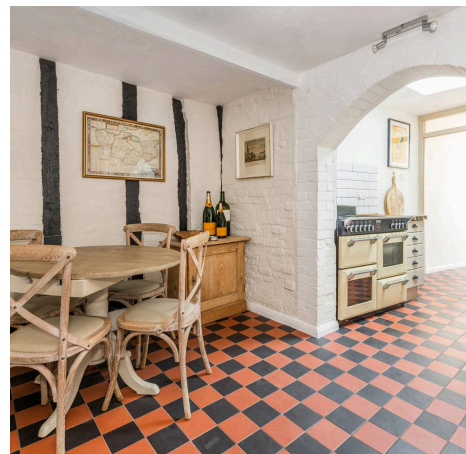
The property is heated via gas central heating.

Council Tax Band 'C' £2,176.10 (2024/25)

EPC Rating 'D'

Council Tax band: C

Tenure: Freehold





1 Church Street

Hartfield, Hartfield

Grade 2 listed end of terrace 2 bedroom cottage dating back to 1599. Sitting room with wood burner, Modern Kitchen with AGA, dining room, Modern bathroom, utility room. Walled Garden.

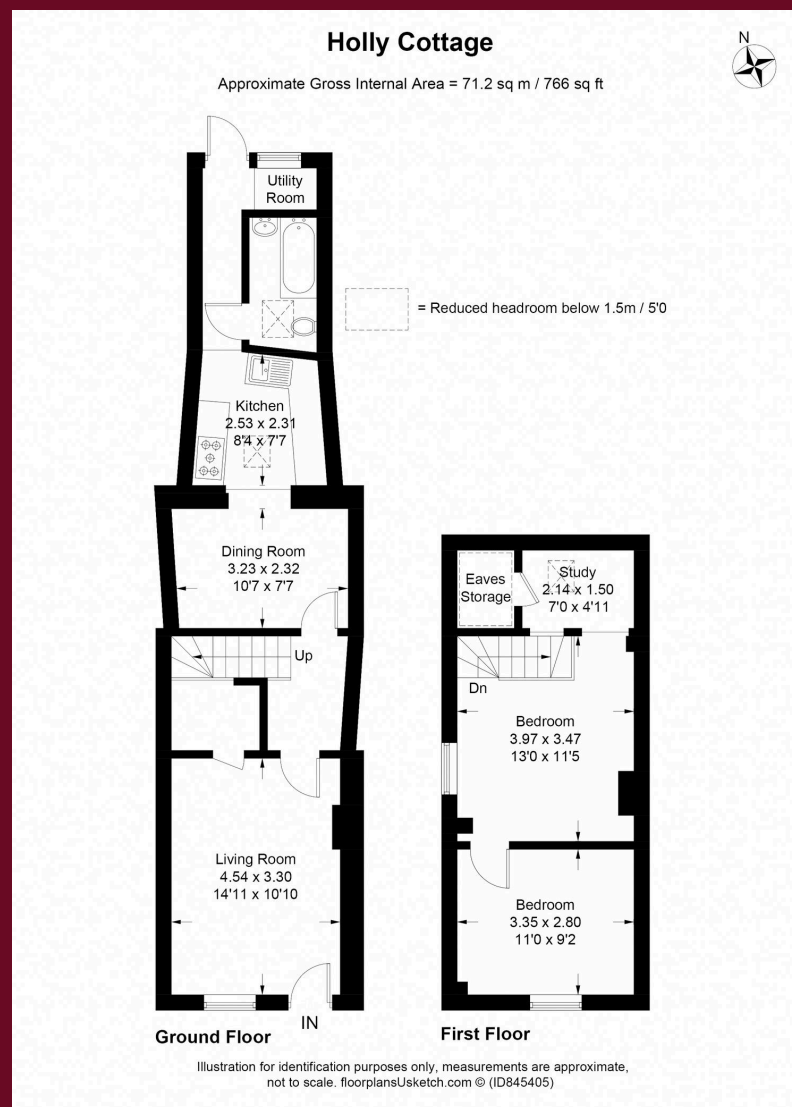
Exposed Beams

Council Tax band: C

Tenure: Freehold

- Grade 2 Listed Character Home
- Two Bedrooms
- Sitting Room with Wood burner
- Modern Kitchen with Range
- Modern Bathroom Suite and Shower
- Wealth of exposed beams
- Central Village Location
- No Onward Chain
- Centre of Hartfield Village
- Walled Garden





Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.