



2 Hartwell Cottages Butcherfield Lane, Hartfield, TN7 4JS

Offers Over £700,000 Freehold

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## 2 Hartwell Cottages Butcherfield Lane

Hartfield, Hartfield

No Onward Chain. A beautifully presented three bedroom terraced house, that has recently been renovated by the current owners, set in a quiet lane, overlooking stunning views to the local countryside. The property was originally two cottages which have been converted into one house. Upon entering the property, there is a well appointed kitchen/dining room with a wood burner and engineered oak flooring, the Kitchen has a range of base and wall units, fitted dishwasher, fridge/freezer, Neff double Oven and Microwave and an Induction Hob. The spacious living room has a wood burner, engineered oak flooring and a patio door to the courtyard garden. Off the Kitchen there is a utility room with a WC and this leads into a boot room which houses a 3 bar pressurized water system, with access to the courtyard garden and Twitten which leads to the larger area of Garden. On the first floor, there is a spacious master bedroom with built in wardrobes and stunning views over local countryside, two further double bedrooms, one of which also has views over the countryside and a family bath/shower room. Externally, there is a small front garden and a rear courtyard garden with an outhouse that has power and lighting and could be used as a studio or home office. There is a double garage a short walk down the lane with gardens totalling approximately a quarter of an acre behind, both can be accessed via a Twitten or via the lane. The garden, which has spectacular views is laid to lawn with mature trees and shrubs and an old timber single garage, currently used as a shed. The property is heated via air source heat pump and has full fibre broadband to the house. Council Tax Band 'D' £2,448.11 (2024/25) EPC Rating 'E'







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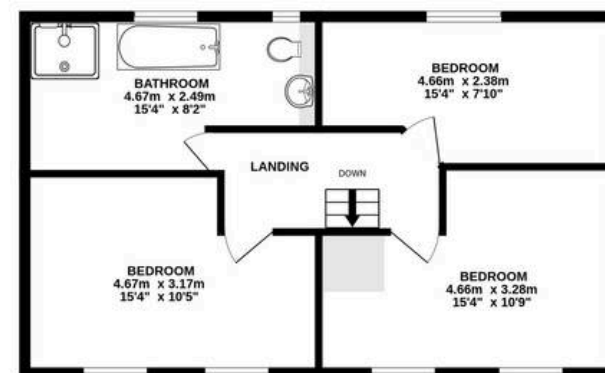
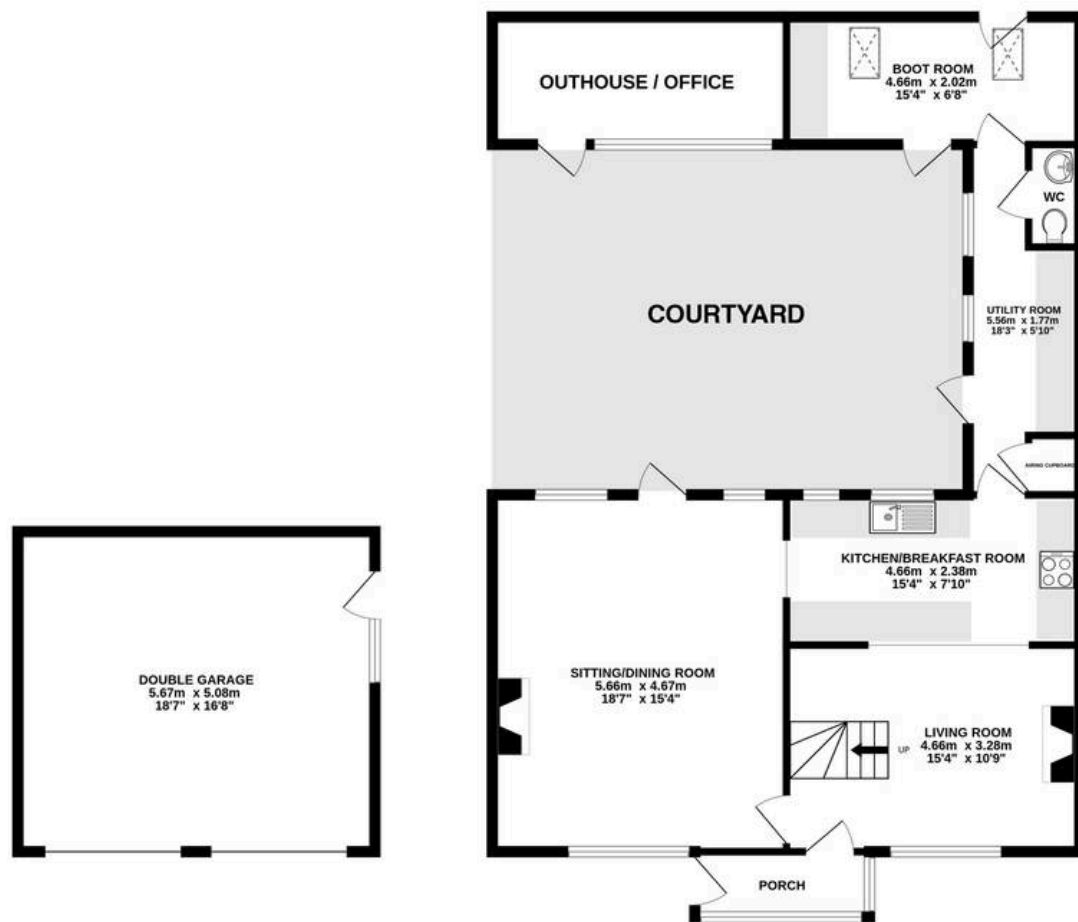
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Council Tax band: D

Tenure: Freehold

- Vendor Suited
- Renovated By Current Owners
- Terraced House
- Kitchen/ Dining Room
- Living Room
- Family Bath/Shower Room
- Double Garage
- Courtyard Garden & Detached Garden of Approx. 1/4 Acre
- Stunning Local Countryside Views





## Mansell McTaggart Forest Row

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