



Highmead Newtons Hill, Hartfield, TN7 4DH  
£950,000 Freehold

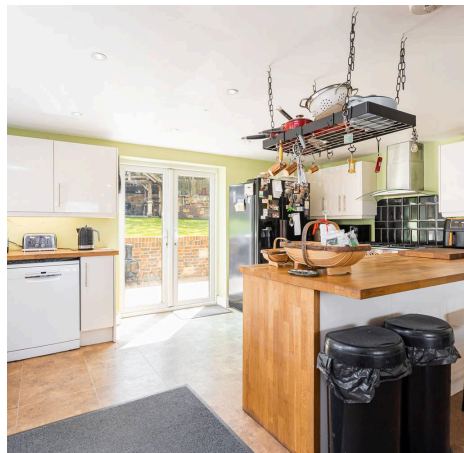
**MANSELL  
McTAGGART**  
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# Highmead Newtons Hill

Hartfield, Hartfield

An enlarged detached house of character providing a unique family home on the edge of the sought after village of Hartfield renowned for its connections to Winnie the Pooh and its proximity to Ashdown Forest. The house has been altered during the current Sellers ownership and also benefits from extensive parking, a large garage and useful outbuildings ideal as workshops/storage. Hartfield itself has a village store, Inn, Parish Church of St Mary the Virgin and associated primary school as well as farm shops and a modern health centre. Buses pass through the village to East Grinstead and Crawley to the west and Tunbridge Wells to the east, all of which have extensive shopping/leisure facilities and rail services to a number of London Stations. The larger village of Forest Row is three miles, also on the bus route. There are a good range of both state and private schools within fifteen mile radius. The interior of the house is arranged over three floors and includes a basement with a games room and storage room suitable for possible further conversion. On the ground floor is a good sized kitchen/family room with doors to the garden. In addition there is a sitting room overlooking the fields opposite, and a double aspect living room with a door to the garden, both with bay windows.







## Highmead Newtons Hill

Hartfield, Hartfield

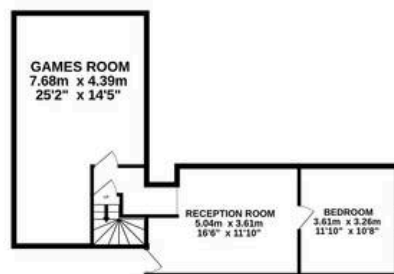
The first floor has four bedrooms. The main bedroom has an ensuite bathroom with a panelled bath, separate shower unit, w.c. suite and hand basin. There are three further bedrooms and a family bathroom with panelled bath, shower unit, w.c. suite and hand basin. Three of these bedrooms benefit from the best of the northerly countryside outlook over fields and woodland. The house benefits from double glazing and gas fired central heating. Outside there is a parking forecourt leading to a double garage with light and power, behind which are some additional outbuildings for storage or possibly workshops. The gardens lie predominantly to the rear and are laid to lawn with a broad terrace adjoining the house, numerous mature shrubs and hedging, and have a pleasant south facing aspect. Council Tax band: F

Tenure: Freehold

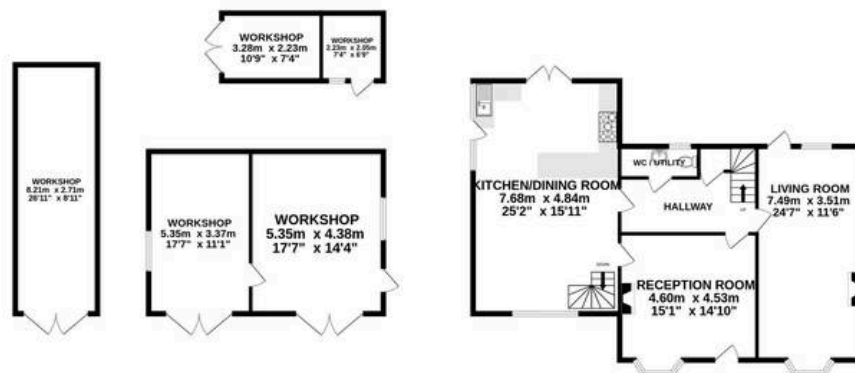
- DETACHED VILLAGE HOUSE
- 4 BEDROOMS, 2 BATHROOMS
- 2 RECEPTIONS, KITCHEN/FAMILY ROOM
- EDGE OF HARTFIELD CENTRE
- BUS ROUTE TO CRAWLEY/TUNBRIDGE WELLS
- COUNTRYSIDE VIEWS
- BASEMENT ROOMS
- EXTENSIVE PARKING
- USEFUL OUTBUILDINGS/WORKSHOP
- SOUTH FACING GARDEN



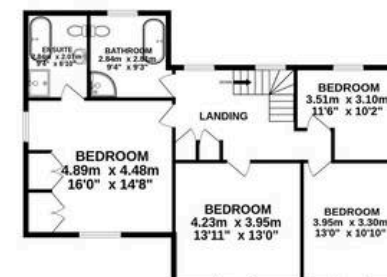
**BASEMENT**  
63.0 sq.m. (678 sq.ft.) approx.



**GROUND FLOOR**  
169.8 sq.m. (1827 sq.ft.) approx.



**1ST FLOOR**  
88.6 sq.m. (954 sq.ft.) approx.



**TOTAL FLOOR AREA : 321.4 sq.m. (3460 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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# Mansell McTaggart Forest Row

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