



2 Bolebroke Cottages Edenbridge Road, Hartfield TN7 4JJ

Guide Price £500,000 – £525,000

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2 Bolebrook Cottages Edenbridge Road

This attractive period cottage stands off a private track and was originally part of the former Bolebroke Estate with its distinctive castle the remnants of which still stand. The property is set in the midst of farmland on the very edge of Hartfield in a tranquil setting yet not isolated. The ever popular village of Hartfield has local facilities including farm shops, a local store, modern health centre, primary school and parish church. There are bus services through the village to Tunbridge Wells, East Grinstead and Crawley which have extensive leisure and shopping facilities, together with rail services to a number of major London Stations, also available in Cowden approximately four miles.

To the front of the house there is a timber garage and adjacent store, with an additional parking space. There is a gate to a paved west facing courtyard and stable door into the good sized porch with door to the 18 foot Kitchen which has recently been re-fitted with worktops, cupboards and drawers, and a deep butlers sink. Exposed brick chimney with fitted wood burner. Built in storage cupboard. The sitting room is to the rear of the cottage is light and airy and has a full height chimney breast and fitted wood burning stove, together with doors to the secluded rear garden.





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On the first floor the property has three bedrooms and a bathroom with panelled bath, pedestal basin, w.c. suite. The gardens to the rear are laid to lawn with mature established hedging providing a good deal of seclusion. There is a paved terrace, and the bottom of the garden has an enclosed gravelled area with timber and log store.

Council Tax band: E

Tenure: Freehold

- VICTORIAN COUNTRY COTTAGE
- BEAUTIFUL RURAL SETTING ON THE BOLEBROKE ESTATE
- GARDEN ASPECT SITTING ROOM WITH WOOD BURNER
- KITCHEN/ DINING ROOM WITH BELLING RANGE
- 3 BEDROOMS / BATHROOM
- NO ONWARD CHAIN
- FORMER ESTATE WORKERS COTTAGE
- GARDENS FRONT & REAR
- GARAGE & PARKING

Directions



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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 buyer.
Plan produced using PlanUp.

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