



MANSELL
McTAGGART
Trusted since 1947

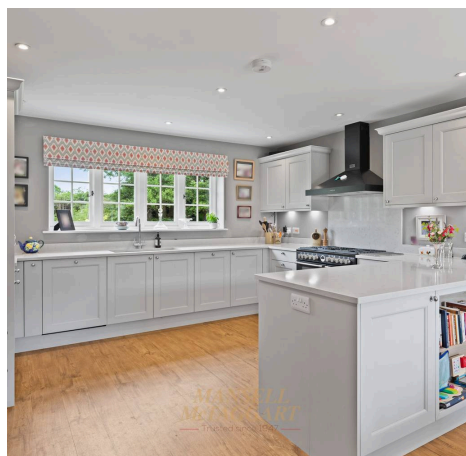
Meadowbrook Cottage, Bolebroke, Edenbridge Road, Hartfield
£975,000 Freehold

MANSELL
McTAGGART
Trusted since 1947

Meadowbrook Cottage, Hartfield TN7 4JJ

A beautifully presented country home formed from the restoration and re-design of a former estate workers cottage in a tucked away location on the outskirts of Hartfield, at the very end of a private track. The popular village of Hartfield has a local store, Inn, primary school, parish church and a modern health centre. There is a farm shop at the top of the track and a butchers in the village. Bus services through Hartfield run to Tunbridge Wells, East Grinstead, and Crawley all of which have extensive shopping and rail services to London, as does Cowden Station within four miles. The property forms the southern end of a small terrace of classic Sussex style cottages previously part of the Bolebroke Estate, and now substantially enlarged to provide a spacious rural home of over two thousand square feet (one hundred and eighty seven square metres) with all rooms leading to or overlooking the lovely mature gardens. The architectural re-design of the internal space provides an exceptionally large open plan Kitchen/Living/Dining Room (28ft x22ft) with an excellent range of fitted worktops, drawers, base and wall cupboards and a peninsula breakfast bar. There are a number of French windows from the Living/Dining Areas out to the terrace and gardens. Off the kitchen is a large walk in pantry. Further down the hall is a utility room with worktop and inset sink unit, plumbing and recess for washing machine and dryer. The house has a good sized entrance hall off which is a large study with a fireplace and open grate, fitted book shelving and cupboards. On the first floor there are four double bedrooms all with cupboards. The main bedroom has en suite shower room, and in addition there is a family bathroom.

- INDIVIDUAL COUNTRY RESIDENCE





Meadowbrook Cottage, Bolebroke, Edenbridge Road, Hartfield, East Sussex TN7 4JJ

Outside the house is approached through a five bar gate to an extensive gravelled forecourt leading to a barn style double garage and workshop with a storage area behind. The lawned south facing gardens, lie on three sides, with various terraces/patios, and are bordered by open countryside and mature trees/hedging. There is LPG fired central heating and sealed unit double glazed windows.

A beautifully presented light and spacious country home in the midst of the East Sussex countryside at the end of a private track.

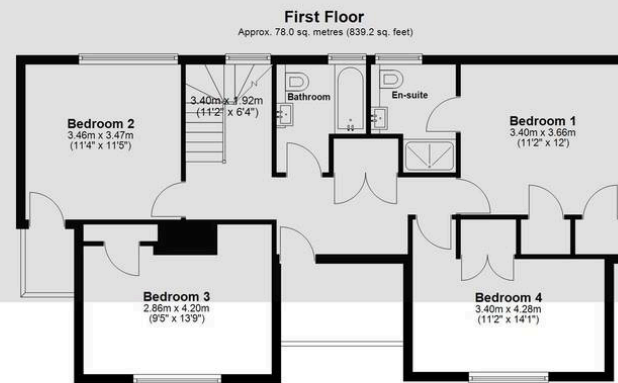
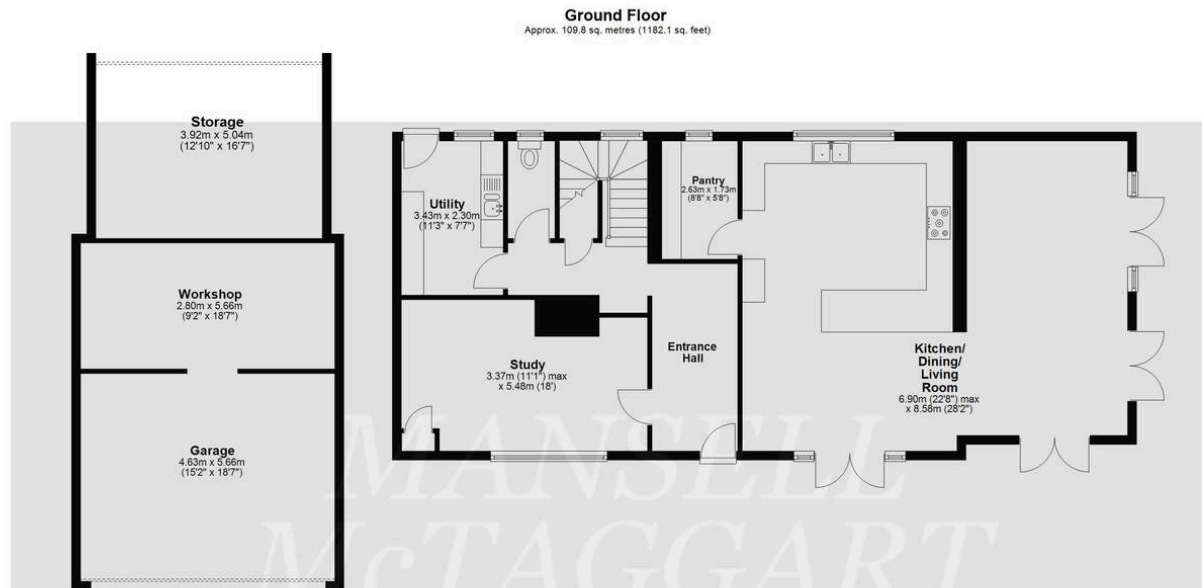
EPC Rating: E

Council Tax band: E

Tenure: Freehold



- INDIVIDUAL COUNTRY RESIDENCE
- NO ONWARD CHAIN
- RE-DESIGNED AND ENLARGED FAMILY HOME
- SPACIOUS, LIGHT & BEAUTIFULLY PRESENTED
- OUTSKIRTS HARTFIELD / CLOSE TO ASHDOWN FOREST
- TRANQUIL RURAL LOCATION
- 4 DOUBLE BEDROOMS 2 BATHROOMS
- 2 RECEPTIONS LARGE KITCHEN/FAMILY ROOM
- OAK FRAMED DOUBLE GARAGE WITH WORKSHOP AND MOWER/LOG STORE & PARKING
- SOUTHERLY GARDENS OF OVER 1/2 ACRE



Total area: approx. 187.8 sq. metres (2021.4 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 buyer. Plan produced using PlanUp.

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.