



**Edenbridge Road**  
Hartfield, TN7 4JR

**Guide price £1,399,995**

7 3 3 C

# Edenbridge Road Hartfield, TN7 4JR

Exceptional Country Home with 12 Acres, Self-Contained Apartment, Stables & Outbuildings

A rare opportunity to acquire a substantial rural residence set within approx. 12.07 acres of gardens, pasture and woodland in the heart of the High Weald Area of Outstanding Natural Beauty.

Brockworth offers over 3,300 sq ft of flexible accommodation, combining period character with modern efficiency and equestrian potential. The property is linked rather than conventionally semi-detached, preserving a strong sense of privacy. Recently refreshed, the house is in move-in condition.

## Why Buyers Will Love Brockworth:

- 12.07 acres of usable, cohesive land
- Newly refurbished 1-bedroom apartment above triple garage
- Huge barn with stables & outbuildings
- Ground source heating & solar panels (passive income via Feed-in Tariff)
- Potential for home office, guests or equestrian use
- Secluded structure with future potential (STPP)

The Main Residence The two-story layout is ideal for family life or home working:

- Welcoming entrance hall & sitting room with fireplace
- Drawing room with garden access & large kitchen/breakfast room
- Principal bedroom with dressing room and en-suite
- Six further bedrooms and three bathrooms in total

Self-Contained Apartment Positioned above the triple garage with independent access, this 1-bedroom unit is perfect for multi-generational living, staff, or as a lucrative Airbnb/holiday let.

Land, Stables & Outbuildings provide:  
Expansive gardens, paddocks, woodland and pond  
Large barn with stables and triple garage  
A secluded 45 sq m foundation/structure offers potential for a studio, retreat or office (STPP).

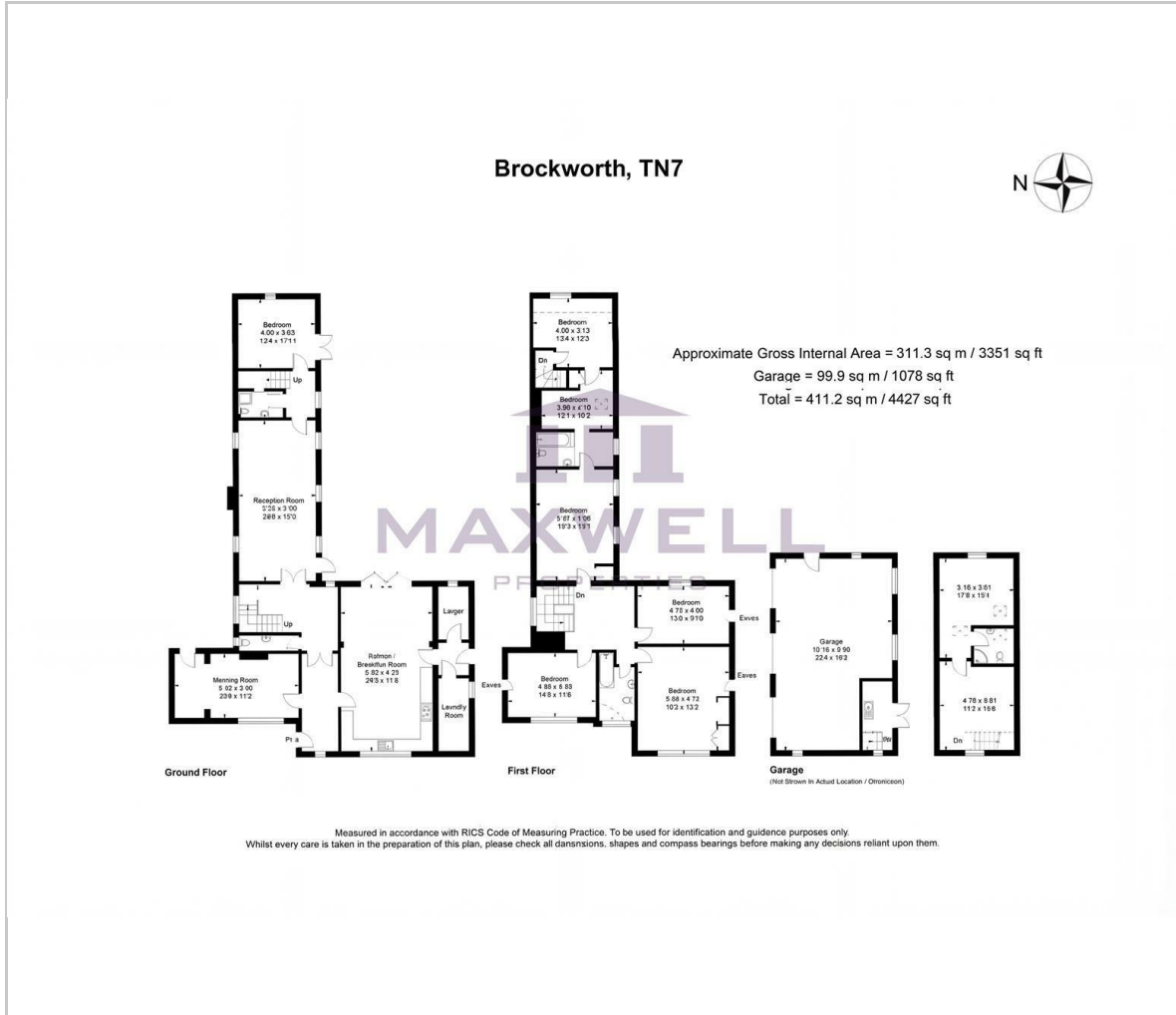
Sustainability & Location;  
Significant investment includes an Ecoforest ground source heating system and solar panels, resulting in a rare EPC C rating.

Located in the historic village of Hartfield—famed for Winnie-the-Pooh—the property offers a protected countryside lifestyle within reach of London and the M25.





## Floor Plan

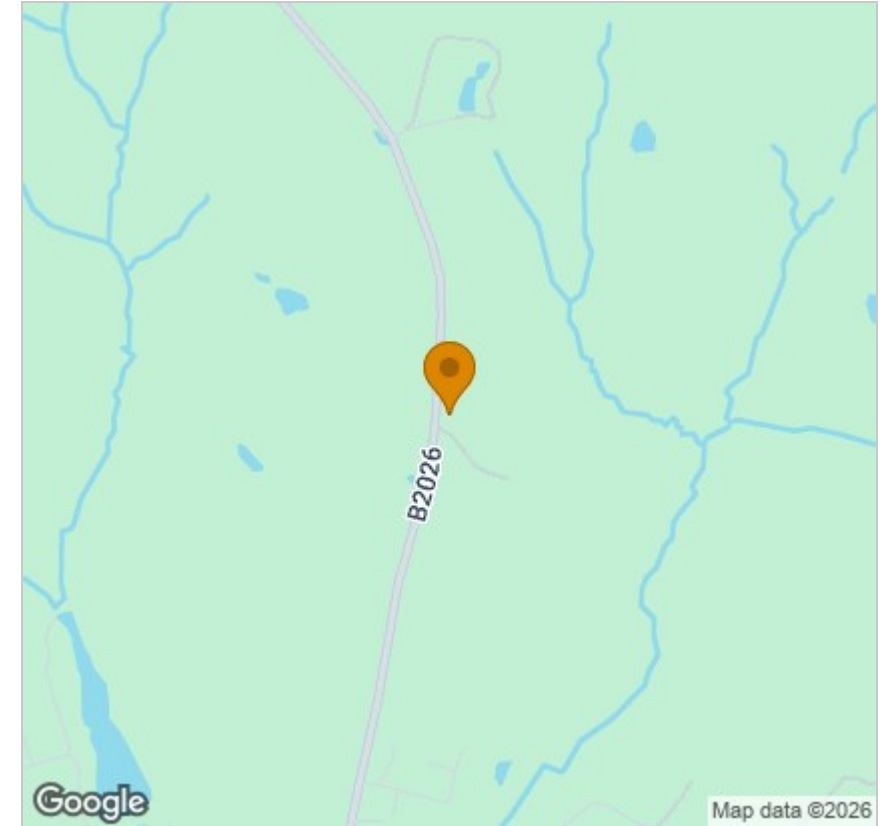


## Viewing

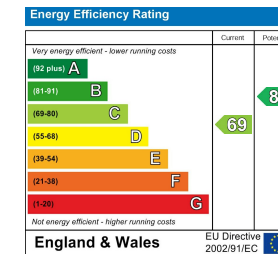
Please contact our Canary Wharf Office on 02037636125 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



0203 7636 123

ENQUIRIES@MAXWELLPROPERTIES.CO.UK

WWW.MAXWELLPROPERTIES.CO.UK

REG: 09259460



THE DOCKLANDS BUSINESS CENTRE  
TILLER ROAD  
LONDON E14 8PX