

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Perryhill Lane, Hartfield, TN7 4JG

- ▼ Beautiful Oast House
- ▼ Grade II Listed
- ▼ Stunning Grounds
- ▼ Rural Position
- ▼ Swimming Pool & Tennis Court
- ▼ Beautifully Presented



**£1,500,000-
£1,550,000**



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A beautiful Grade II listed converted oast house set in a wonderful rural position on the edge of the ever popular village of Hartfield. The property has fantastic views over the surrounding countryside with an enviable secluded position to match. You also have substantial grounds alongside the property which boast swimming pool and tennis court. The property comprises a wonderful and substantial Grade II listed family home which boasts well proportioned and beautifully presented accommodation. The reception hall gives access to the formal dining room which is at the rear of the house and has attractive exposed sandstone walls and double doors opening out to the beautiful gardens. The kitchen breakfast room has been tastefully modernised within keeping of the character features the house possesses. There is also a useful utility room with doors to the rear. There is also another area of the house which leads to a secondary hall giving access to a sitting room bedroom and a shower room offering the potential to create self-contained annex if needed. Upstairs, the drawing room has a vaulted ceiling with exposed beams, beautiful fireplace with wood burning stove and sliding doors opening to a large balcony taking advantage of the picturesque views over the pool, gardens and Sussex countryside. Off of this room there is also an office with a window to the rear. You then have the principal bedroom bathroom and a further bedroom on this floor whilst there are two further bedrooms upstairs on the second floor with a shower room. The property is located at the end of a shared private road fire a gated entrance leading to the vast parking area and detached double garage. The beautiful gardens are surround by countryside and because of the elevated position, you take advantage of the views around you. There is a brick paved terrace at the rear of the house giving access to the swimming pool and pool house which is attached to the garage that also provides changing rooms and a storeroom. At the bottom of the gardens there is also a fenced hard court tennis court and the gardens total to around 1.26 acres. A simply stunning property which must be viewed to fully appreciate.

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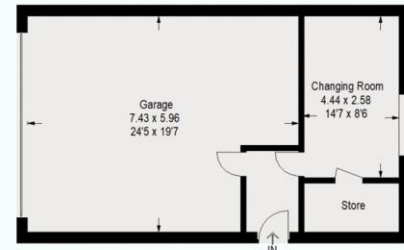
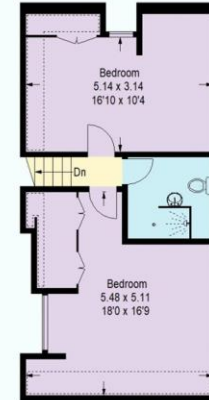
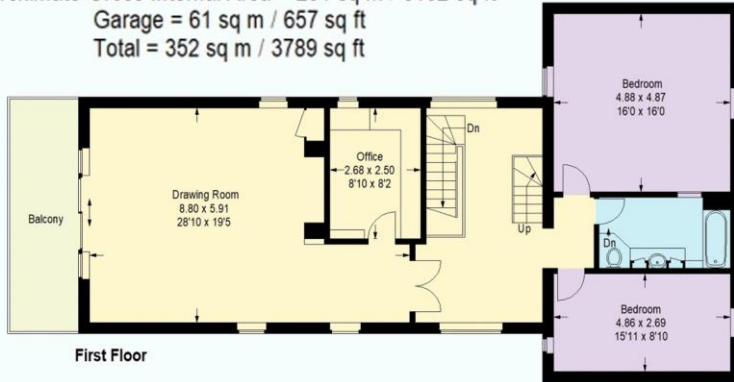
The Property
Ombudsman

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Ombudsman
LETTINGS



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Approximate Gross Internal Area = 291 sq m / 3132 sq ft
Garage = 61 sq m / 657 sq ft
Total = 352 sq m / 3789 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID669825)



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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