



Edenbridge Road
Hartfield, TN7 4JR

Guide price £1,397,950

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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.





Brockworth, TN7

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Approximate Gross Internal Area = 311.3 sq m / 3351 sq ft
Garage = 99.9 sq m / 1078 sq ft
Total = 411.2 sq m / 4427 sq ft

Ground Floor

Bedroom: 4.00 x 3.63 / 124 x 11711
Reception Room: 5.25 x 3.10 / 269 x 1570
Meeting Room: 5.02 x 3.00 / 259 x 1172
Kitchen / Breakfast Room: 5.82 x 4.23 / 293 x 1118
Living Room
Laundry Room
Patio

First Floor

Bedroom: 4.59 x 3.13 / 124 x 1223
Bedroom: 3.36 x 3.10 / 121 x 1012
Bedroom: 5.07 x 3.08 / 193 x 1191
Bedroom: 4.88 x 3.88 / 165 x 1116
Bedroom: 4.73 x 4.00 / 152 x 9710
Bedroom: 5.88 x 4.72 / 102 x 1312

Garage

Garage: 10.16 x 9.90 / 224 x 182
Garage: 3.16 x 3.01 / 179 x 101
Garage: 4.78 x 8.81 / 112 x 186

(Not Shown In Actual Location / Orientation)

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	8
Not energy efficient - higher running costs		EU Directive 2002/91/EC	