



# NORTHCOTE

Wrens Warren, Chuck Hatch, Hartfield, East Sussex



## A BEAUTIFULLY PRESENTED COUNTRY HOUSE

Situated in a sought-after private estate with direct access to Ashdown Forest, this property offers flexible family space with delightful gardens and grounds of just under three acres as well as a triple garage with games room above.

   EPC  
6 5 5 D

Local Authority: Wealden District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Hartfield 2 miles. Cowden station 6.5 miles (London Bridge from 48 minutes). East Grinstead 8 miles (London Bridge from 52 minutes). Tunbridge Wells 10 miles.

Postcode: TN7 4WW [www.what3words.com/required.wording.acrobats](http://www.what3words.com/required.wording.acrobats)



## IDYLLIC RURAL LOCATION, YET CLOSE TO LOCAL AMENITIES

The property is situated within the gated Wrens Warren Estate, approached via a long entrance driveway. This peaceful and secluded position has direct access onto Ashdown Forest which is a Site of Special Scientific Interest and provides 6,500 acres of beautiful forest and heathland, within the High Weald National Landscape Area. The sought-after village of Hartfield has a store, health centre, church, pubs and the famous 'Pooh Corner' tea rooms, shop and museum. Further facilities are available at the larger centres of Edenbridge, East Grinstead and Tunbridge Wells. Railway stations are available at Ashurst, Cowden, Tunbridge Wells, Edenbridge and East Grinstead. Primary schools can be found in Hartfield, Withyham and Groombridge and other well-regarded schools include Brambletye (East Grinstead), Hilden Grange Prep, Holmewood House Prep (Langton Green), Somerhill in Tonbridge and grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks.







## SUBSTANTIAL FAMILY SPACE WITH DELIGHTFUL GARDENS

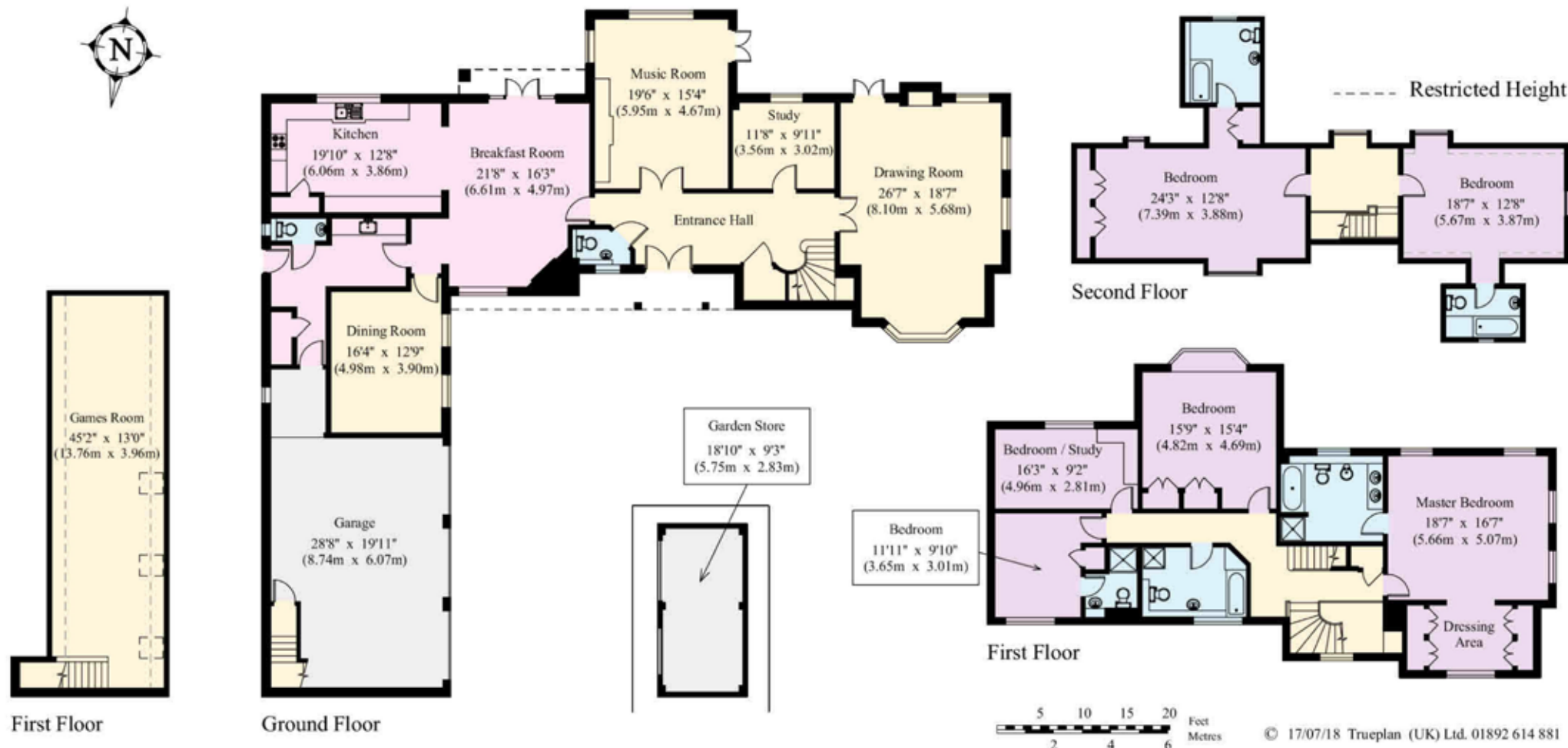
The property is a beautifully presented country house situated within the gated Wrens Warren Estate, with lovely views over the gardens and grounds, set within Ashdown Forest. Internally the house offers well-proportioned reception rooms, an impressive entrance hall with wooden doors, high ceilings with cornicing and a beautiful drawing room with doors leading onto the rear terrace and garden. There is also an attractive fireplace with a Clearview wood burning stove, a very good sized kitchen with a range of wall and floor units and windows overlooking the garden.

The house is approached via a long entrance driveway leading to a security gate. The driveway continues and turns off onto the private driveway and large parking area. This leads on to a triple garage with large games room above.

The gardens which surround the house are a particular feature and comprise well stocked front flower borders, large rear flat lawn, large south-facing paved terrace with brick raised flower borders, pond feature, a detached brick built garden store with up and over door and a gravel walkway with pergola passing the impressively stocked flower borders.

There is an Amdega summer house and a multitude of mature trees and shrubs. At the very rear of the garden is a stone pillared, wrought iron gate leading through to the woodland. In all about 2.82 acres. In addition to the private gardens and grounds, all houses at Wrens Warren have shared access to a further 21 acres of private woodland surrounding the property. The private estate also has direct access to the 6,500 acres of Ashdown Forest which is also a Site of Special Scientific Interest.





Approximate Gross Internal Area =  
 House (including garage): 551.8 sq m / 5939 sq ft. Garden Store: 16.2 sq m / 174 sq ft.  
 TOTAL: 568 sq m / 6113 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.



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