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 **KMJProperty**  
Your local independent Estate Agent

# Parrock Lane, Upper Hartfield, Hartfield

Offers In Region Of £535,000

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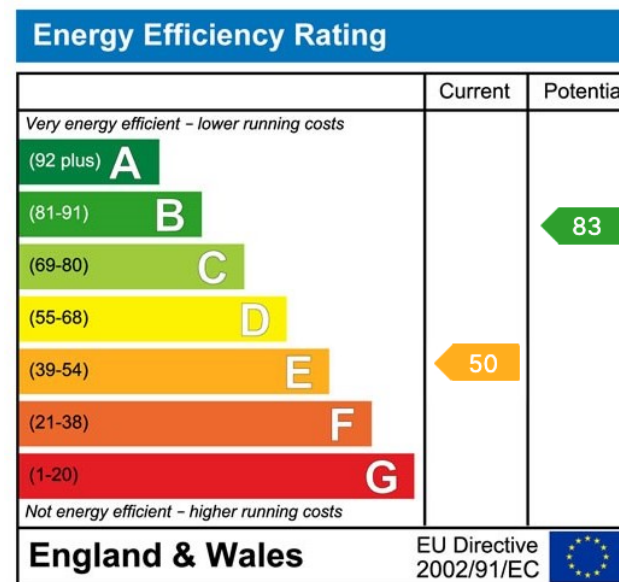


Introducing this charming two-bedroom semi-detached home in Upper Hartfield, enjoying stunning views and offering a wonderful blend of comfortable living and exciting future potential. Nestled next to fields and nearby woodland, and having never come to market before, this home presents the perfect opportunity for peaceful rural living, while being very close to the nearby communities of Hartfield and Forest Row. On arrival, a generous driveway provides off-street parking for several vehicles, shared with the neighbouring home, adding practicality to the property's appeal. Stepping inside, you are welcomed into the kitchen, which offers an excellent range of upper and lower storage cupboards, generous worktop space, integrated appliances and a tiled splash-back. A large window fills the room with natural light, creating a bright and inviting atmosphere. Adjacent to the kitchen is a convenient downstairs WC, ideal for guests and everyday hosting. Moving through the property, you'll find two inviting reception rooms, offering versatile living spaces to suit a variety of needs. Designed to maximise natural light, these rooms feel bright and welcoming, with a working feature fireplace adding warmth and character. The layout provides ample space for both relaxation and entertaining. Both rooms enjoy views out to the surrounding garden and fields. Ascending to the first floor, there are two well-proportioned double bedrooms. Large windows enhance the bright and airy feel throughout, while the feature fireplace in Bedroom Two adds a lovely sense of character, as does the Velux-style window in the ceiling of Bedroom One, enhancing the sense of light and openness. The spacious family bathroom is fitted with a shower over the bath, WC and wash basin, along with built-in storage ideal for towels and everyday essentials. Built-in wall shelving and a feature fireplace complete the room, adding both practicality and charm. The property also presents a fantastic opportunity for updating, not least into the generous attic space, allowing the next owner to personalise and enhance the interiors to their own taste while enjoying the character and proportions already in place. Externally, the large garden is a notable feature, offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air. This delightful outdoor area provides a wonderful extension to the living space and is perfect for enjoying the picturesque surroundings. The home is located off a quiet country lane away from any traffic, between the sought-after villages of Forest Row and Hartfield and bordering Ashdown Forest, the 6,500 acre idyllic landscape that inspired the Winnie-the-Pooh stories.





- Versatile loft space
- Semi Detached
- Off street Parking
- Large Garden
- Stunning views
- Character Features
- Accommodation Over 3 Floors
- Great Location
- EPC E
- Council Tax D



BRITISH  
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2023

★★★★★

GOLD WINNER

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📍 Forest Row

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2022

★★★★★

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TUNBRIDGE WELLS