

The Gatehouse
Edenbridge Road | Hartfield | East Sussex | TN7 4JJ

FINE & COUNTRY







Seller Insight

"Living at The Gatehouse is unlike owning any other home. Every day you are reminded that you are caring for a small piece of England's history. The tower, with its distinctive ogee roof, is a constant talking point, while the house's twin can be found at the world-famous Sissinghurst Castle, making its heritage all the more special."

"Despite its centuries-old origins, the house works beautifully for modern family life. The later additions have been designed in keeping with the local vernacular, creating generous, light-filled spaces that complement rather than compete with the original Tudor building."

*"One of the greatest pleasures is simply stepping outside. There are wonderful walks from the doorstep through the surrounding countryside and nearby Ashdown Forest, while Hartfield offers a charming village atmosphere with local amenities, pubs and cafés. Excellent road and rail connections mean London is easily accessible, yet the sense of peace, privacy and seclusion here feels a world away."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Step inside

The Gatehouse

There are homes with character, and then there are homes that tell a story. The Gatehouse is a remarkable Grade II listed residence dating from the 1550s, believed to be among the earliest brick buildings in East Sussex and the surviving entrance to a long-lost walled manor estate. Set within approximately 0.56 acres of beautifully established gardens in an Area of Outstanding Natural Beauty, it offers the rare opportunity to become the custodian of a genuine piece of English history.

The original Tudor gatehouse remains the architectural heart of the home, distinguished by its striking ogee-topped tower, ancient oak beams, original oak staircase and a wealth of fascinating period details that speak to its centuries-old heritage. Yet while the history is ever-present, the house has evolved thoughtfully to meet the demands of modern living.

Sensitive extensions, designed in a traditional Sussex brick-and-oak barn style, sit comfortably alongside the historic structure, creating a versatile family home of exceptional character. The principal reception room is particularly impressive, with vaulted ceilings, exposed oak timbers, a welcoming fireplace and doors opening directly onto the gardens, providing a wonderful space for both everyday life and entertaining. The kitchen forms the hub of the home, connecting seamlessly with the original gatehouse, while a series of reception rooms, bedrooms and home-working spaces offer flexibility for families of all sizes.

Outside, mature gardens wrap around the property, combining formal planting, expansive lawns and sheltered seating areas, all enjoying far-reaching views across the surrounding countryside. Private parking and a detached garage complete this unique country home.

















Travel

By Road:

Hartfield Village	2.5 miles
Forest Row	5.0 miles
Tunbridge Wells	10.5 miles
Uckfield	12.5 miles
East Grinstead	10.8 miles
Gatwick Airport	17.5 miles
Channel Tunnel	57.0 miles
Dover Docks	69.0 miles
Central London	42.0 miles

By Train:

Ashurst (Kent) Station	2.1 miles
London Bridge	approx. 1hr 05 mins
London Victoria	approx. 1hr 10 mins
London Charing Cross	approx. 1hr 15 mins

Leisure Clubs & Facilities

Royal Ashdown Forest Golf Club
Sweetwoods Park Golf Club
Crowborough Beacon Golf Club
Forest Row Sports Club
Weir Wood Reservoir Sailing Club
Ashdown Forest Riding Centre
Crowborough Leisure Centre

Healthcare

Groombridge and Hartfield Medical Group	01892 863326
Ashdown Forest Health Centre, Forest Row	01342 822131
The Horder Centre, Crowborough	01892 665577
Crowborough War Memorial Hospital	01892 603241
Tunbridge Wells Hospital, Pembury	01892 823535

Education

Primary Schools:

St Mary's CE Primary School, Hartfield	01892 770221
St. Michael's Primary School	01892 770307
Ashurst Wood Primary School	01342 822584
Forest Row CE Primary School	01342 822846

Secondary Schools:

Beacon Academy, Crowborough	01892 603000
The Chailey School	01825 722461
Imberhorne School, East Grinstead	01342 323562

Independent Schools (within 10 miles):

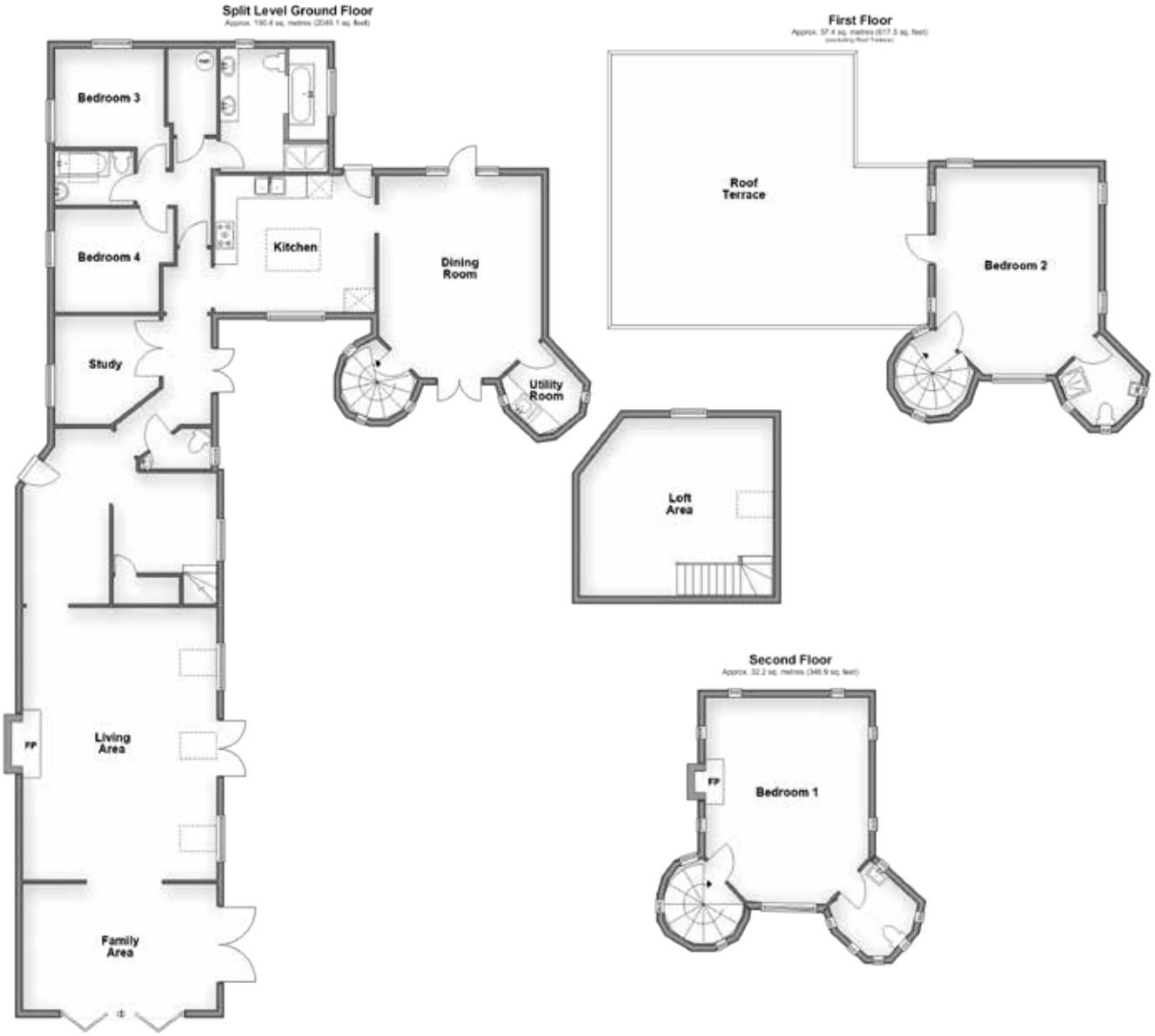
Brambletye School, East Grinstead	01342 321004
Cumnor House School, Danehill	01825 790347
Mayfield School, Mayfield	01435 874600
Holmewood House School, Tunbridge Wells	01892 860006
Ashdown House School, Forest Row	01342 822407

Entertainment

The Gallipot Inn, Hartfield
The Anchor Inn, Hartfield
The Hatch Inn, Coleman's Hatch
The Roebuck Hotel, Forest Row
The Dorset Arms, Withyham
Picture House Cinema, Uckfield
Trinity Theatre, Tunbridge Wells

Local Attractions / Landmarks

Ashdown Forest
Pooh Corner & Pooh Sticks Bridge
Sheffield Park & Garden (National Trust)
Wakehurst Place
Standen House & Garden (National Trust)
Hever Castle
Penshurst Place
Groombridge Place
Bluebell Railway
Tunbridge Wells Pantiles



GROUND FLOOR

Entrance Hall	
Living Room	24'6" x 17'0" (7.47m x 5.18m)
Family Room	17'0" x 11'5" (5.18m x 3.48m)
Kitchen	14'6" x 12'5" (4.42m x 3.78m)
Dining Room	18'0" x 14'11" (5.49m x 4.55m)
Utility Room	
Bedroom Three	10'10" x 10'0" (3.30m x 3.05m)
En Suite Bathroom	
Bedroom Four	10'10" x 9'0" (3.30m x 2.74m)
Bedroom Five	10'0" x 9'4" (3.05m x 2.84m max)
Bathroom	

FIRST FLOOR ONE

Attic Room	16'10" x 13'0" (5.13m x 3.96m)

FIRST FLOOR TWO

Bedroom Two	18'0" x 14'10" (5.49m x 4.52m)
En Suite Shower Room	
Terrace	

SECOND FLOOR

Bedroom One	19'0" x 15'0" (5.79m x 4.57m)
Separate WC	

OUTSIDE

Driveway
Gardens

EPC Exempt
Council Tax Band: F
Tenure: Freehold

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed

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