



CAT STREET

UPPER HARTFIELD - OFFERS OVER: £550,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

2 The Laurels, Cat Street, Upper Hartfield, TN7 4DY

Entrance Hall - Sitting/Dining Room - Kitchen/Breakfast Room - Three Bedrooms - Bathroom - Driveway Parking Rear Garden

Situated in the heart of the Ashdown Forest is this beautifully presented, three double bedroom halls-adjointed family home. The house is set back from the road behind a neat picket fence, with a gravelled driveway offering parking for two vehicles. A covered porch is a useful space for muddy boots with the entrance door opening into a welcoming hall. On your right is the good sized sitting/dining room with two log burning stoves, cream carpets, neutral décor along with space for sofas and a table and chairs. The kitchen/breakfast room is accessed from either the sitting/dining room or the entrance hall and is full of natural light from its tall windows and bi-fold doors, which also offer beautiful countryside views. There is plenty of fitted cabinets and worksurfaces along with a spacious island with room for breakfast bar stools. There is a range of fitted appliances included with the kitchen and a deep larder cupboard is a useful addition too. Carpeted stairs take you to the first floor landing where there are two double bedrooms and family bathroom. Both bedrooms are good sizes and enjoy delightful scenic views. Furthermore, both bedrooms have space for storage and have attractive period fireplaces. Completing the first floor is the well presented family bathroom with a roll top bath, walk-in shower, WC, wash basin and Victorian style towel radiator. A second flight of stairs takes you to the master bedroom on the second floor. It's a fantastic sized double room with immaculate, original floorboards, room for a large double bed and furniture as well as fitted storage and some sensational countryside views. Outside, the garden is a generous space with a mixture of lawn and patio areas, making it fully family friendly. The garden enjoys the beautiful views of Ashdown Forest and the adjoining fields.

Covered external entrance porch with part glazed door opens into:

ENTRANCE HALL:

Spacious entrance hall with laminate wood effect flooring and radiator. Access into the sitting/dining room and also offers direct access to kitchen/breakfast room.



SITTING/DINING ROOM:

Exposed chimney breast with log burning stove, second log burning stove and space for sofas and table and chairs. Thick carpets, radiator and tall window.

KITCHEN/BREAKFAST ROOM

Plenty of fitted wooden cabinets, stone effect worktops, fitted fan oven, four ring electric hob with extractor, fitted dishwasher and space for tall fridge freezer. Large island with further cabinets, solid wood work surface, sink with drainer along with space for breakfast bar stools. Tall radiator, laminate wood effect flooring, floor to ceiling window with garden and countryside views and bi-fold doors to garden with fitted blinds.

UTILITY ROOM:

Space and plumbing for washing machine and tumble dryer as well as further general storage.

FIRST FLOOR LANDING:

Stairs with carpet runner to first floor. Carpeted landing with access to family bathroom and two bedrooms.

BEDROOM:

Space for wardrobes and furniture for storage, radiator, original stripped floorboards and enjoying a dual aspect with windows offering scenic views.

BEDROOM:

Space for bedroom furniture, carpeted, radiator and tall window with lovely scenic views to Ashdown Forest.

BATHROOM:

Roll top bath with shower attachment, walk in rain head shower with separate attachment, WC and wash basin. Victorian style heated towel radiator, wood effect vinyl flooring and window with countryside views.

Turning stairs to second floor:

BEDROOM:

Double bedroom with space for bedroom furniture, fitted loft storage and generous head height. Original stripped floorboards, radiator and benefiting from a dual aspect windows with stunning views of fields and Ashdown Forest.



OUTSIDE:
South facing, spacious patio area with stretching views and access to shed. Generous lawn area beyond the patio with steps to a further area currently used for children's play equipment. Secure fence boundaries, outside tap and secure gated side access to driveway with parking for two vehicles.

SITUATION:
Situating approximately six miles north east of Crowborough and sitting on the northern perimeter of Ashdown Forest is Hartfield famous for being the home of A.A. Milne, author of the Winnie the Pooh books, and the location for the "Poohsticks Bridge" The village offers an array of local amenities including a primary school, doctors surgery, church and a number of inns nearby. The closest towns to Hartfield are East Grinstead and Royal Tunbridge Wells approximately six miles and ten miles distant. Both of these towns offer extensive shopping facilities, local amenities, mainline railway stations and schooling for all ages.

TENURE:
Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666

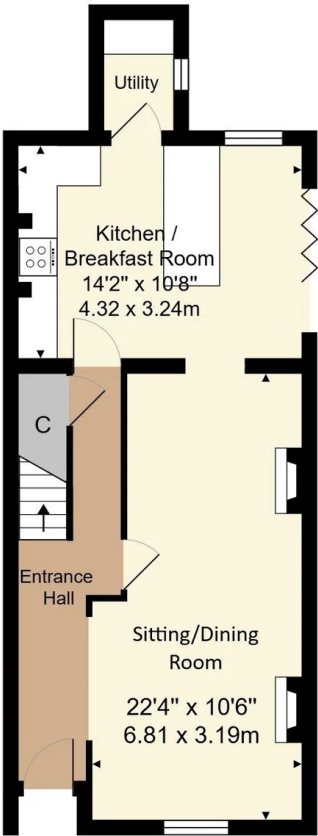
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

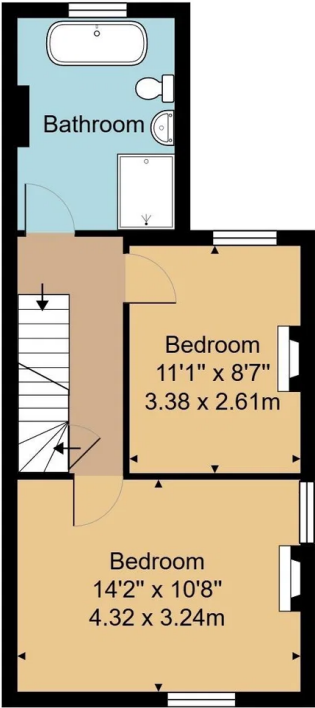


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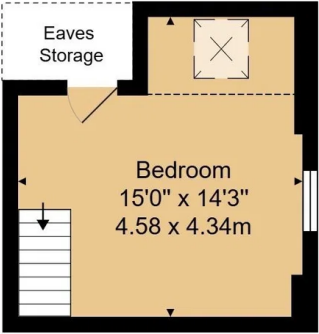
Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1088 ft² ... 101.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.