



The Old Chapel
Hartfield | East Sussex | TN7 4AE





Step inside

The Old Chapel

Originally built in 1857 this charming and characterful chapel was converted into residential accommodation in 1967 but superbly updated and extended by the current owners about 20 years ago with no expense spared. This included a new roof, electrics, plumbing and a stunning interior which is perfectly illustrated as you open the delightful oak front door and experience the gorgeous reception/dining hall.

The chapel is located in the High Street at the southern end of the pretty village of Hartfield, which is well known for its association with A. A. Milne and Winnie-the-Pooh. The property is set very well back from the road and accessed via a wide block paved driveway bordered by a hedge and front garden that leads to a pitched roof garage, the front entrance and steps up to a separate side entrance. It has great kerb appeal with its arched and multi-pane windows and arched front entrance with access to the impressive reception/dining hall from which spiral staircases access both top floor and lower ground floor, access to the kitchen and double doors into the elegant sitting room. Oak flooring flows through much of the ground floor.

A bright dual aspect kitchen includes attractive green coloured shaker style units, a range cooker, dishwasher and fridge, together with space for a table and chairs and access to a lobby, leading to the back door and a cloakroom. The spacious sitting room features a large bay window with delightful views over the rear garden and the woodland beyond. Adjacent to this is a large double bedroom with an ensuite shower room and five bi-fold doors to a balcony providing a lovely vista.

On the lower ground floor you will find a garden flat with an inner hallway leading to storage facilities as well as to a well-proportioned living room/kitchen with a door to the garden and access to a shower room/toilet, a fitted wardrobe and a double bedroom that also has a door to the garden and an ensuite shower. This could create an excellent self-contained space for adult children or elderly family members.

The first floor features a very large landing that makes an ideal office area and leads to a double bedroom with a contemporary ensuite shower room and the principal suite that consists of a wall of fitted cupboards and a modern ensuite bathroom.

In the easy-to-manage rear garden there is a spacious lawn bordered by hedging and colourful shrubs, surrounded by delightful woodland, whilst the front garden includes a patio for outdoor entertaining.



Seller Insight

“ The present owner is selling to downsize, but loves the village and all facilities and amenities it presents, as well as wonderful walks, and is therefore looking to stay in the area.

As well as being known for its association with Winnie-the-Pooh and home of creator A. A. Milne, the quintessential village lies in the High Weald National Landscape on the edge of Ashdown Forest. It includes wonderful period properties as well as the famous Pooh Corner tea rooms and shop. There is also a good primary school, doctor's surgery, pub, tennis and cricket clubs, a church and a village hall with a variety of activities as well as The Bear pub and the Gallipot Inn with the Hatch Inn close by.

You can easily visit the renowned Pooh Sticks Bridge in the midst of the 9.5 square miles of Ashdown Forest, which was the inspiration for Winnie-the-Pooh's 'hundred acre wood.' Here you can also enjoy bike and horse rides and excellent walks. Forest Row is not far away and includes an array of organic cafes, independent shops and boutiques, restaurants, pubs, farmers market and excellent schools. This large and friendly village also has a supermarket, library, post office, GP surgery, 24-hour veterinary surgery and a thriving community centre. The world-famous Royal Ashdown Forest Golf Club is located here too, along with a welcoming tennis club.

With regard to education as well as the primary school in Hartfield village, there is the Beacon Academy in Crowborough rated 'Outstanding', while grammar schools in Royal Tunbridge Wells and Tonbridge are a popular choice. The world-famous Michael Hall Steiner Waldorf School is nearby on the edge of Forest Row, while other independent schools that can be easily accessed comprise Brambletye, Cumnor House, Great Walstead, Ardingly College, Tonbridge School and Mayfield School.

Trains from East Grinstead, Crowborough and Tunbridge Wells are available while Gatwick is only half an hour away by car. Supermarkets including Waitrose, Sainsburys, Aldi and Morrisons can be found in nearby Crowborough, East Grinstead and Royal Tunbridge Wells and between them these larger towns offer the high street shopping experience as well as all manner of independent shops and eateries, theatres, cinemas, gyms, leisure centres, garden centres and recreation grounds. “*

* 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.







Travel

By Road:	
Forest Row	4.3 miles
East Grinstead	7.9 miles
Crowborough	5.6 miles
Tunbridge Wells	8.3 miles
Gatwick Airport	17.1 miles
London Charing Cross	35.7 miles
Channel Tunnel	60.8 miles
Dover Docks	73.3 miles

By rail from East Grinstead:	
East Croydon	38 mins
London Victoria	56 mins
London Bridge	55 mins
By Train from Crowborough	
London Bridge	67 mins
Charing Cross	1hr 27 mins
Victoria	1hr 14 mins

By Train from Tunbridge Wells:	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

Healthcare

Hartfield Medical Group	01892 863326
Ashdown Forest Health Centre	01342 822131
Tunbridge Wells Hospital	01622 729000

Leisure Clubs & Facilities

Ashdown Park Hotel & Country Club	01824988
Royal Ashdown Forest Golf Club	01342 822018
Crowborough Beacon Golf Club	01892 661511
Hartfield Cricket Club	www.hartfield.play-cricket.com
Forest Row Cricket Club	07966 191729
Kings Centre East Grinstead	01342 328616
East Grinstead Tennis, Squash & Racketball Club	07851 060570
Alexander House & Utopia Spa	01342 714914

Education

Pre-school	
Hartfield Playschool	01892 770830
Primary schools	
Hartfield Primary School	01892 770221
Forest Row Primary School	01342 823380
Ardingly College (prep - 18)	01444 893000
Brambletye (prep)	01342 321004
Cumnor House (prep)	01825 790347
Great Walstead School (prep)	01444 483528
Greenfields (prep - 18)	01342 822189
Holmewood House (prep)	01892 860000
Michael Hall Steiner Waldorf School (prep - 18)	01342 822275

Secondary Schools

Beacon Academy	01472 328888
Chailey School	01273 890407
Mayfield School (independent)	01435 874600
Michael Hall (independent)	01342 822275
Sackville School	01342 410140

Tonbridge School (independent)	01732 365555
Tunbridge Wells Boys Grammar	01892 529551
Tunbridge Wells Girls Grammar	01892 520902

Entertainment

Gallipot Inn
The Hatch Inn
The Bear
Bluebell Vineyard Estate
Chequer Mead Theatre
Roochi
Scott Cinema East Grinstead
Seasons Café
Thackeray's, Tunbridge Wells
Thai Time
The Hop Yard
The Ivy, Tunbridge Wells
Trinity Theatre

Local Attractions/landmarks

Chartwell
Hammerwood House
Heaven Farm
Hever Castle
Old Lodge Nature Reserve
Penshurst Place
Pooh Sticks Bridge
Standen House & Gardens
Sheffield Park Gardens
Tablehurst Farm

Lower Ground Floor
Approx. 88.6 sq. metres (954.1 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.3 sq. feet)



Ground Floor
Approx. 137.1 sq. metres (1475.8 sq. feet)



GROUND FLOOR

- Entrance Hall
- Downstairs cloakroom
- Living Room 22'2 (6.76m) x 17'3 (5.26m) narrowing to 15'2 (4.63m)
- Dining Room 17'11 x 13'3 (5.46m x 4.04m)
- Kitchen 16'7 x 8'4 (5.06m x 2.54m)
- Bedroom 1 17'7 x 14'6 (5.36m x 4.42m)
- Balcony
- En-suite shower room 14'2 x 6'4 (4.32m x 1.93m)

FIRST FLOOR

- Landing / Study area 15'0 x 10'0 (4.58m x 3.05m)
- Bedroom 2 13'5 x 12'0 (4.09m x 3.66m)
- En-suite bathroom 7'10 x 6'1 (2.39m x 1.86m)
- Bedroom 3 11'7 x 10'0 (3.53m x 3.05m)
- En-suite shower room 8'3 x 5'8 (2.52m x 1.73m)

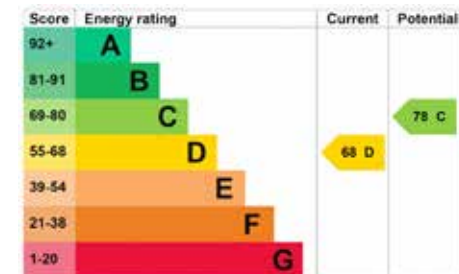
LOWER GROUND FLOOR

- Living area 21'5 x 14'9 (6.53m x 4.50m)
- Bedroom 4 14'3 x 11'4 (4.35m x 3.46m)
- En-suite shower room 8'4 x 5'10 (2.54m x 1.78m)
- Shower room 6'8 x 6'0 (2.03m x 1.83m)
- Boiler room
- Storage room
- Hallway

OUTSIDE

- Driveway
- Double Garage 17'11 x 16'1 (5.46m x 4.91m)
- Rear Garden
- Storage Shed

Council Tax Band: E
Tenure: Freehold



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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