

# FINCHAM FARM




Cat Street, Upper Hartfield, Hartfield, East Sussex





## WONDERFUL SUSSEX FARMHOUSE

A substantial Grade II listed country house with panoramic views and 24 acres, situated in an enviable position within the heart of Ashdown Forest.

			EPC
6	3	4	F

Tenure: Freehold

Local Authority: Wealden District Council

Council Tax: F

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

Postcode: TN7 4DY

What3Words: ///truggle.suffer.replenish

## SITUATION

The property is located in an enviable position in the hamlet of Upper Hartfield which sits in the heart of Ashdown Forest and within the High Weald National Landscape Area. The nearby picturesque village of Hartfield offers a good range of local amenities including local shops, nursery and primary schools, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. Ashdown Forest offers many scenic walks and Winnie the Pooh's renowned 'Pooh Sticks Bridge'. A wider range of facilities are available at Forest Row, Tunbridge Wells and East Grinstead. Cowden and East Grinstead stations serve London Bridge/Victoria with Tunbridge Wells and Tonbridge serving Charing Cross/Cannon Street. There is an excellent choice of schooling in the area including Brambletye, Sackville, Michael Hall, Lingfield College, Worth, Cumnor House Sussex, Handcross Park, Somerhill, Tonbridge School and Holmewood House Preparatory. There are also grammar schools (girls and boys) in Tunbridge Wells and Tonbridge.

### **Distances:**

Hartfield village 1.6 miles. Forest Row 3 miles. Cowden station 6 miles (London Bridge from 53 minutes). East Grinstead station 6 miles (London Victoria from 56 minutes; London Bridge from 55 minutes). Tunbridge Wells 10 miles (London Bridge from 44 minutes). Gatwick airport 15 miles. Central London 36 miles. (All times and distances approximate).

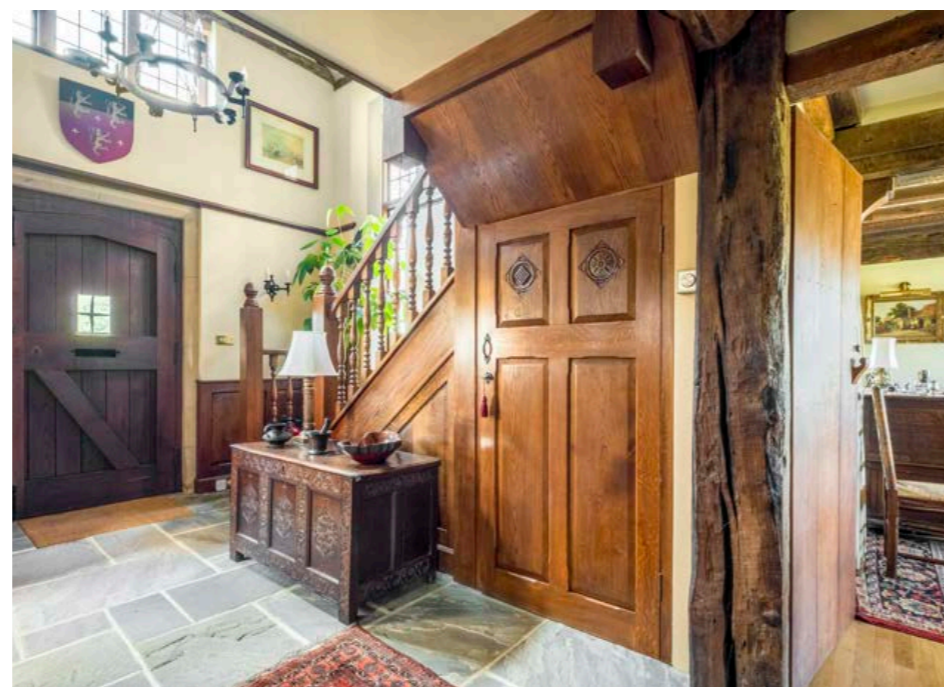


## THE PROPERTY

This wonderful Grade II listed family house offers substantial family accommodation extending to 4381 square feet, in a sought-after position and surrounded by 24 acres of delightful private gardens and grounds. The attractive property is believed to have origins dating back to the 17th century or earlier, and provides characterful and well-proportioned accommodation.

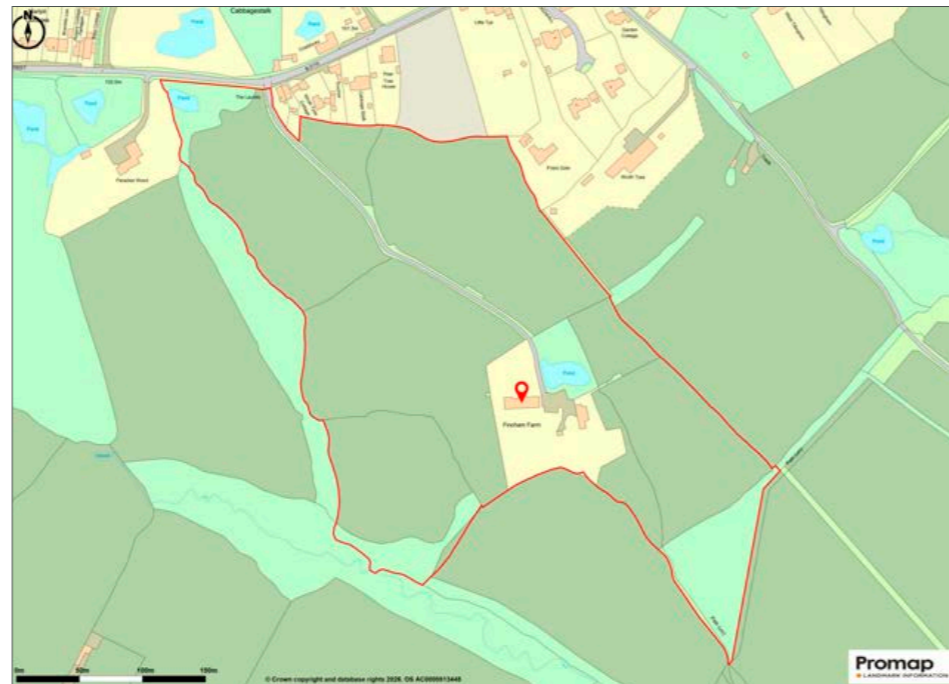
The front door opens to a reception hallway with a w.c. and staircase to the first floor. The principal reception rooms have windows overlooking the rear and doors opening out to the paved terrace, ideal for entertaining. The spacious drawing room has exposed beams and a charming fireplace. A door leads through to a lovely triple aspect games room with French doors opening to an outdoor, partially covered terrace/ seating area. The double aspect dining room also has a wealth of exposed beams as well as an impressive fireplace with bressummer beam above. The country kitchen/ breakfast room is located at one end of the house and has a range of fitted units, oil-fired Aga, central island, terracotta tiled floor and a door to the rear. Completing the ground floor accommodation is a useful utility room and a study/ snug with a window to the front.

On the first floor, the accommodation enjoys stunning, panoramic views over the gardens, Ashdown Forest and surrounding countryside. The impressive principal bedroom benefits from an en suite dressing room and bathroom. The second bedroom is double aspect and also has an en suite bathroom. There are four further spacious bedrooms as well as a family bathroom.









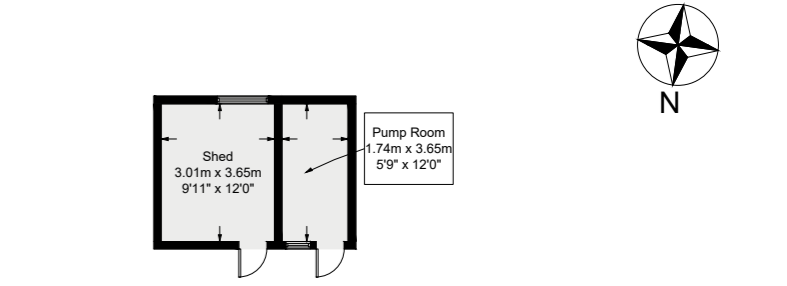
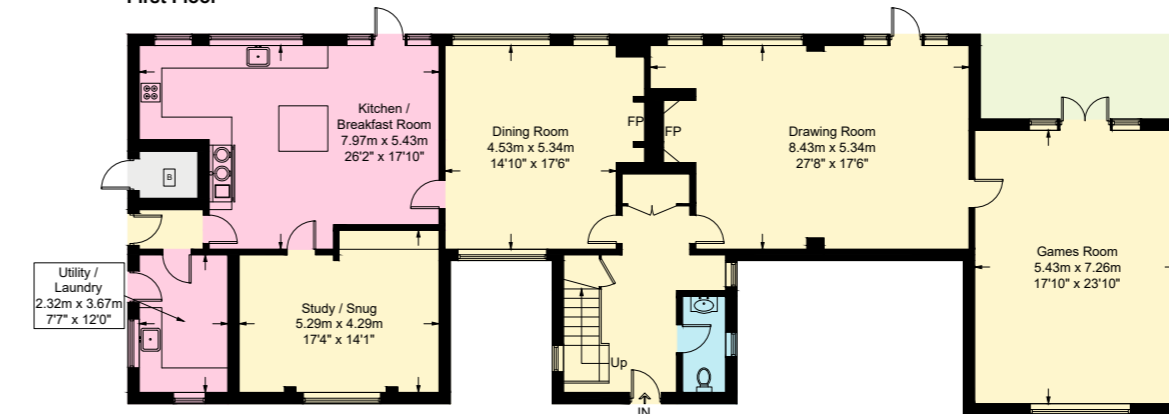
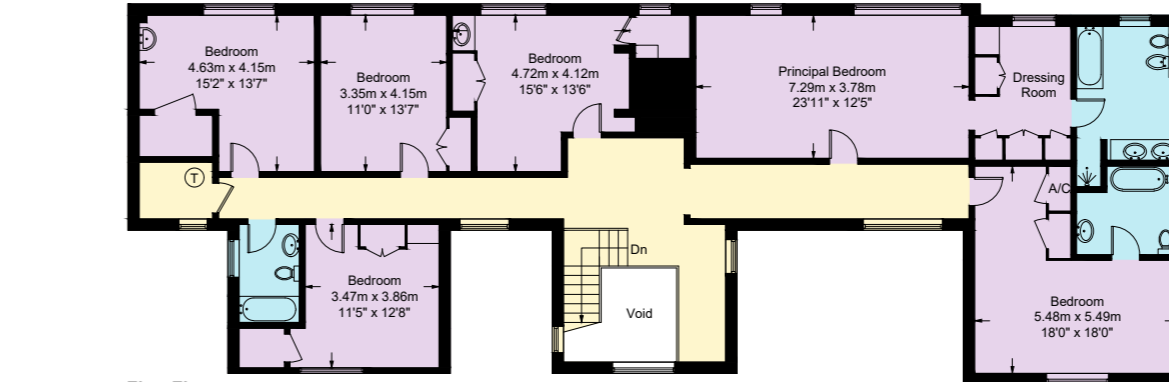
## OUTSIDE

The house is approached via a gated entrance over a driveway leading to the house and detached outbuilding which provides two garages, workshop and storage room with an attached open barn and wood store. A large paved terrace spans the width of the house and creates a perfect space for al fresco dining and entertaining whilst enjoying the stunning views of Ashdown Forest and the adjoining countryside. The beautifully maintained gardens surrounding the house are laid to lawn with a multitude of mature trees and shrubs as well as a swimming pool with paved surround and a fenced hard tennis court. Beyond the gardens, the grounds include a pond, various fields and just over an acre of woodland. In all the property extends to about 24 acres.

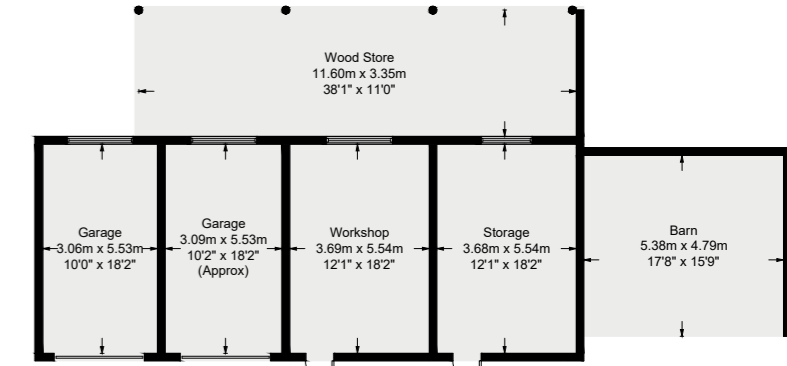




Fincham Farm, Hartfield, East Sussex TN7 4DY



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Main house = 407.0 sq m / 4381 sq ft  
 Outbuildings = 122.0 sq m / 1313 sq ft  
**Total = 529.0 sq m / 5694 sq ft**  
 (Including Garages & Excluding Wood Store / Void)

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.

We would be delighted  
to tell you more.

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