



HIGH STREET
HARTFIELD - £775,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Honeypots Cottage

High Street,
Hartfield, TN7 4AB

**Entrance Hall - WC - Utility Area - Sitting/Dining Room
Kitchen/Breakfast Room - Main Bedroom With En Suite
Bathroom - Two Further Double Bedrooms - Family
Bathroom - Double Garage - Off Road Parking
Rear Courtyard and Garden**

Grade II listed and set in the quintessential village of Hartfield is this pretty attached cottage benefiting from fabulous views over farmland to rear. Advantages include off road parking for many vehicles and a detached double garage. Internally the accommodation consists of a welcoming entrance hall leading to a utility room and downstairs cloakroom. The sitting room with dining area is of a good size and the kitchen includes a Rangemaster and plenty of room for a large breakfast table. To the first floor are three double bedrooms, all with fitted wardrobes, en suite facilities to the main bedroom and a family bathroom. This property enjoys an easy maintenance Indian sandstone courtyard area and a tiered rear garden.

ENTRANCE HALL:

Under stairs cupboard, dark grey tiled flooring and smoke alarm.

UTILITY ROOM:

Range of high and low level units with black granite effect roll top work surfaces, stainless steel sink with swan mixer tap, space for a washing machine, tumble dryer and tall fridge/freezer, wall mounted electric consumer unit, dark grey tiled flooring, access to fully boarded loft with light and door leading out to the rear courtyard.

CLOAKROOM:

Low level wc, sink set into vanity unit with shelving, chrome heated towel rail, fully tiled walling, Ideal Classic boiler, dark grey tiled flooring and obscured window to side with extractor fan.

SITTING/DINING ROOM:

Large bright and airy room featuring a gas fire with surround, sandstone cheeks, black tiled hearth and wooden mantel, beamed ceilings, fitted carpet and crittall windows too all sides.

Dining Area: Beamed ceiling, fitted carpet, radiator, plenty of room for dining furniture, crittall window to front and stable door leading out to the rear courtyard.



KITCHEN/BREAKFAST ROOM:

A country style range of high and low level units with feature lighting and black granite effect roll top worksurfaces incorporating a one and a half bowl sink. Appliances include a Rangemaster double oven to include a grill, 5-ring gas hob, hotplate and extractor fan along with space for both a fridge/freezer and dishwasher. Plenty of room for breakfast furniture, dark grey tiled flooring, part tiled walling, radiator, beamed ceiling, recessed spotlights and double aspect with windows to rear and side.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with slatted shelving, hatch to part boarded loft, fitted carpet and smoke alarm.

MAIN BEDROOM:

Fitted wardrobes with hanging rail and shelving plus cupboards above, fitted corner wardrobe with hanging rail and shelving, dressing table with drawer storage, fitted carpet, radiator, crittall window to front with far reaching countryside views and door into:

EN SUITE BATHROOM:

Panelled corner Jacuzzi bath with traditional style taps and handheld shower attachment, fully tiled shower cubicle with Mira shower, low level wc, sink with mixer tap set into a large vanity unit with storage below and mirror and shaver point above, heated towel rail, tiled flooring, fully tiled walling, recessed spotlights and window to rear.

BEDROOM:

Pine fitted single wardrobe with fitted drawer storage and pine dressing area, fitted carpet, radiator and crittall window to rear.

BEDROOM:

Two single fitted wardrobes with hanging rails and shelving along with high level cupboards, fitted dressing table with drawer storage and areas of floating shelving, fitted carpet, radiator and crittall window to front with far reaching views.

FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, fully tiled corner shower cubicle with Trevi shower, low level wc, sink with mixer tap set into a vanity unit with shelving and shaver point, tiled flooring, fully tiled walling, towel rail, recessed spotlight and obscured window to rear.

OUTSIDE FRONT:

Wrought iron gates open with access to a large driveway providing parking for numerous vehicles and a double garage comprising electric strip lighting, electric consumer unit, part boarded loft area with light and door with access to a courtyard area. In addition are various raised flower bed borders and a selection of established hedging and trees.

Further wrought iron gate leads to a courtyard area laid to Indian sandstone with water tap and steps to the rear garden.



OUTSIDE REAR:

From the courtyard garden steps lead to a paved patio with a selection of raised brick and stone flower beds. Steps then lead up to the top tier of the garden with an expanse of lawn, large wooden shed with power, good size summerhouse with fitted carpet, lighting and power points, paved patio areas and fabulous views over farmland.

SITUATION:

Situated 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:

G

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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.



Sales, Lettings, Land & New Homes



Beacon Road, Crowborough,
East Sussex, TN6 1AL

Tel: 01892 665666

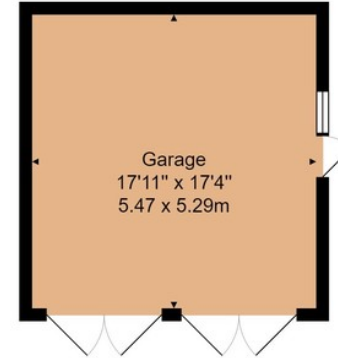
Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

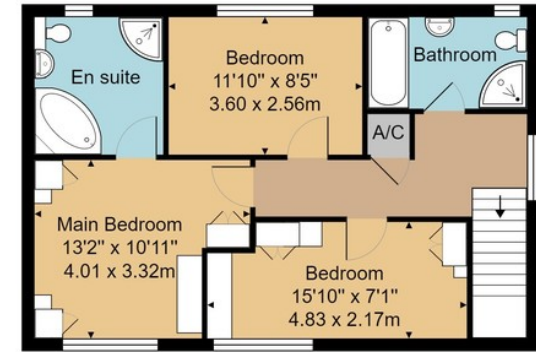
www.woodandpilcher.co.uk



Area: 154 ft² ... 14.3 m²



Area: 311 ft² ... 28.9 m²



First Floor



Ground Floor

House Approx. Gross Internal Area 1423 sq. ft / 132.2 sq. m

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.