



The Birches, Colemans Hatch, Hartfield, TN7 4HL

Prices From £2,250,000 Freehold

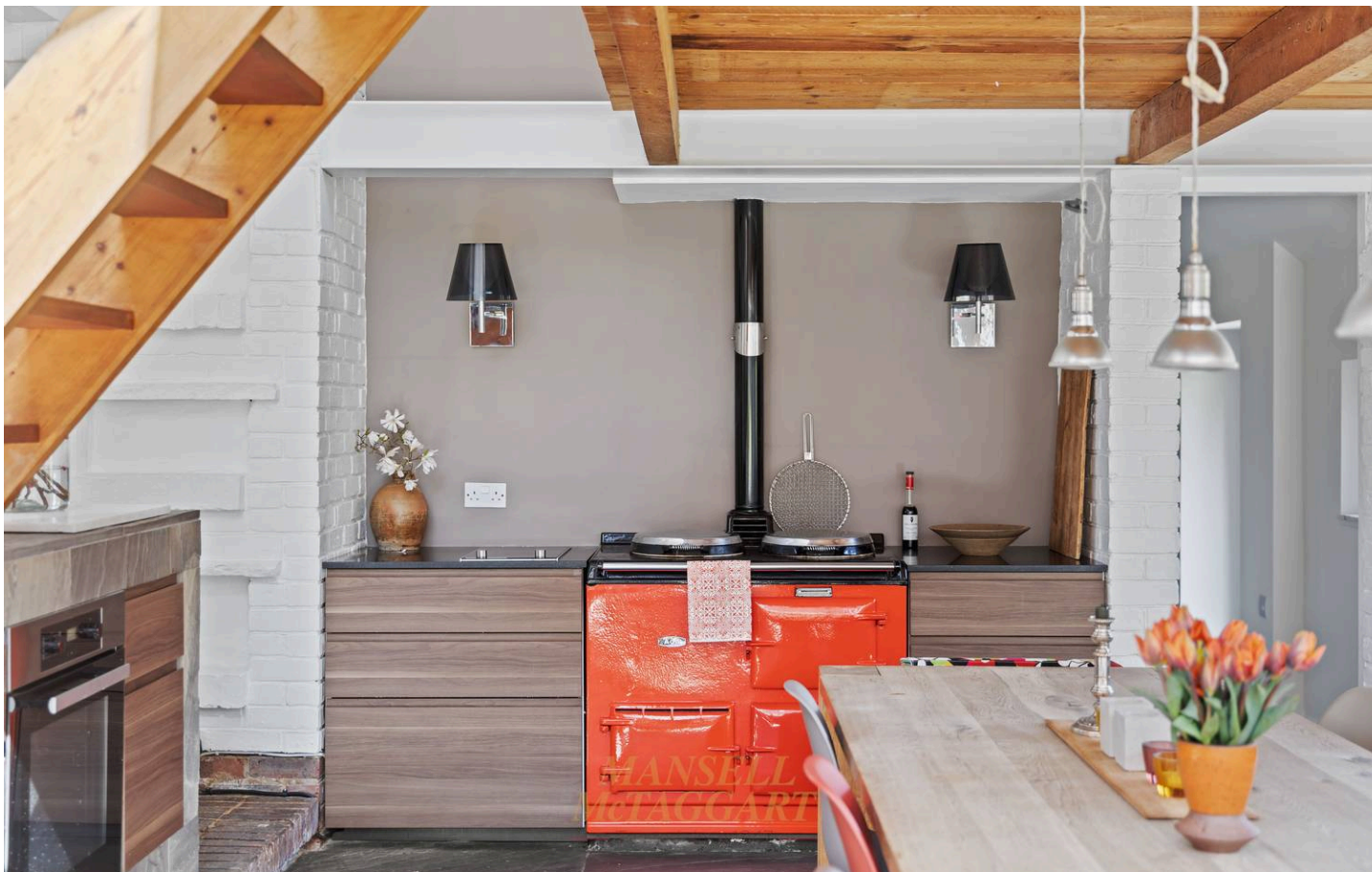
**MANSELL
McTAGGART**
Trusted since 1947

The Birches

Colemans Hatch, Hartfield

On the market for the first time in 20 years a highly individual detached residence located on Ashdown Forest and accessed by its own long woodland track in the sought after Colemans Hatch area. Originally a foresters cottage dating from the late Victorian period the house has since been completely overhauled, extended and the internal layout altered to emphasise the stunning location and open outlooks from the mature plot. The house overlooks the tenth tee of the Golf Course including being favoured with a west aspect providing fabulous evening sunsets. The extensive use of glass throughout the transformation adds to the natural light and highlights the benefit of the countryside setting. The property has a large welcoming reception/dining hall with steps down to the large kitchen/living room with doors opening to the gardens, an Aga for cooking, central breakfast bar, and an adjacent utility room. There is a snug/study area suitable for various purposes. The west facing living room has a log burner and spiral staircase to the second bedroom with its en suite bathroom. There are three further bedrooms on the ground floor all with mezzanine floors and a door to the garden. The west wing has the master bedroom and en suite bathroom with stairs to a galleried first floor study/library area. Outside there is a detached garage block within which are two spacious stable boxes and a large workshop area. This building has light, power and water connected. The grounds are a feature of the house mainly laid to lawn with terraces to the formal gardens and a productive part walled kitchen garden with an exceptionally large greenhouse having light, power and water. There are in addition two paddock areas. The grounds in total extend to 2.5 acres (tbv) and are bordered by the golf course and woodland. Council Tax band: G





The Birches

Colemans Hatch, Hartfield

Interesting and unique detached house completely re-designed, providing exceptionally spacious family living space, in a stunning location in the midst of Ashdown Forest overlooking the Golf Course.

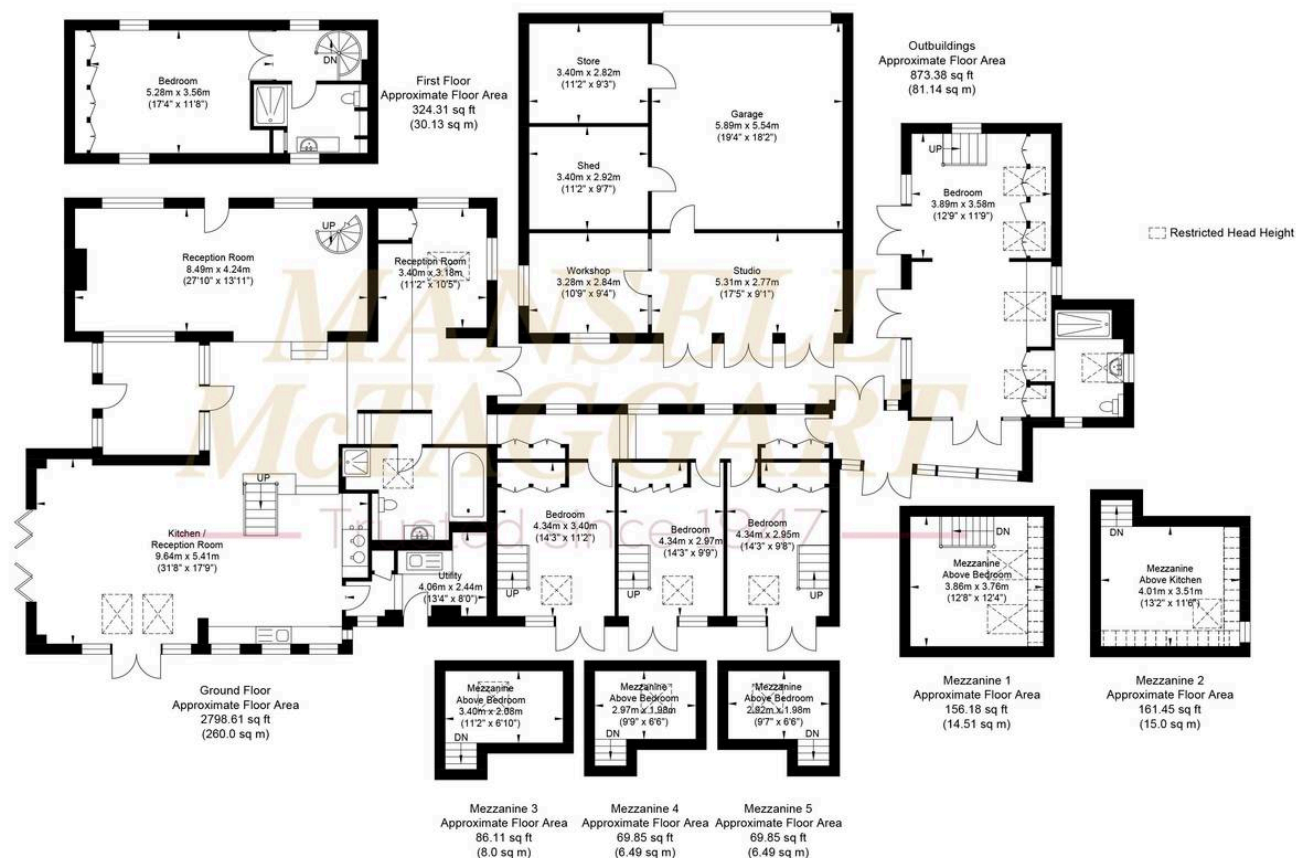
Council Tax band: G

Tenure: Freehold

- UNIQUE FOREST PROPERTY
- OVERLOOKING ROYAL ASHDOWN GOLF COURSE
- STUNNING LOCATION ADJ 10TH TEE
- DETACHED ARCHITECT DESIGNED FAMILY HOME
- COMPLETELY REFURBISHED, RE DESIGNED & ENLARGED
- EXCEPTIONALLY LIGHT INTERIOR
- 5 BEDROOMS 3 BATHROOMS
- 3 RECEPTION ROOMS, KITCHEN
- DETACHED GARAGE & STABLES
- FABULOUS GROUNDS OF 2.5 ACRES



Colemans Hatch



Approximate Gross Internal Area (Excluding Outbuildings) = 340.62 sq m / 3666.36 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.