A charming three bedroom attached character home with landscaped gardens, range of useful outbuildings and stunning country views located in a fine rural location on the edge of this highly desirable village. To the rear of the house there is an L shaped detached outbuilding which offers tremendous scope for conversion to provide ancillary accommodation and or a large home office/gymnasium if required. The gardens and outside space have been beautifully landscaped with areas of level lawn flanked by well stocked flower and shrub beds with a vegetable garden and a decked seating terrace. Planning permission has been granted for a ground floor extension to provide a large kitchen/dining room, a rear utility room, a ground floor fourth bedroom and a workshop. The existing accommodation comprises of in brief an entrance porch, an entrance hall with re-fitted cloakroom, a sitting room with wood burning stove and original brick flooring, a kitchen and a stunning triple aspect family room with glazed double doors opening to the terrace and gardens which affords fine rural views. From the entrance hall a staircase rises to the first floor landing, a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside there is a large parking area providing parking for a number of vehicles with a meandering pathway leading to the entrance porch. Detailed plans relating to the granted planning permission are available upon request. EPC band E.

LOCATION: Anchored is pleasantly positioned on the rural outskirts of the highly desirable village of Hartfield. The village itself offers a newsagents/general store, church, butchers, primary school and two public houses. The area is renowned for its natural beauty being surrounded by the breath taking Ashdown Forest which comprises approx. 6,500 acres of open heath land providing many miles of spectacular walking and riding country. Nearby Forest Row offers an excellent range of shops and facilities for every day needs including two mini supermarkets.
PORCH: front door into: ENTRANCE HALL: exposed brick flooring, stable style rear door with glazed insert opening to the courtyard and outbuildings, staircases rising to the first floor landing, spotting lighting.

CLOAKROOM: fitted with a white suite and comprising low level WC, pedestal wash basin with tiled splash-back, radiator, UPVC double glazed window to rear, wood laminate flooring.

SITTING ROOM: 14’ x 10’11 window overlooking the front of the property, wall light points, fireplace with brick surround and recessed cast iron wood burning stove, built-in storage cupboard, part oak panelled walls, exposed original brick flooring.

KITCHEN: 14’ x 7’8 single bowl single drainer sink unit with mixer tap, cupboards, drawers and space for domestic appliances beneath. Adjoining wood trimmed work surfaces inset four ring electric hob with extractor, oven and oven Grill, further range of units to eye and base, window overlooking the courtyard and outbuildings, wood laminate flooring, exposed original brick flooring.

FAMILY ROOM: 14’1 x 11’1 an impressive triple aspect room, UPVC double glazed windows overlooking the front and rear, door to access UPVC double glazed double doors with adjacent floor to floor sliding side panels opening to the terrace and gardens enjoying stunning far reaching rural views. From the entrance hall a staircase rises to the: FIRST FLOOR LANDING: hatch giving access to loft space.

MASTER BEDROOM: 11’2 x 11’2 an impressive double aspect room, UPVC double glazed windows overlooking the front and side of the property enjoying spectacular far reaching rural views, wood laminate flooring, door into: EN-SUITE SHOWER ROOM: 11’2 x 3’3 comprising fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC with concealed cistern, fully tiled walls, heated ladder style towel rail, wood laminate flooring, UPVC double glazed window to rear.

BEDROOM 2: 14’3 x 10’11 window overlooking the front of the property, cast iron fireplace with decorative tiled surrounds, fitted wardrobes.

BEDROOM 3: 9’3 x 8’10 UPVC double glazed window to rear.

FAMILY BATHROOM: 8’6 x 7’5 fitted with a white suite and comprising enclosed bath with twin handgrips, electric shower, low level WC, fully tiled surround, pedestal wash basin, low level WC, fully tiled wall opaque window to rear, wood laminate flooring.

PORCH: front door into: ENTRANCE HALL: exposed brick flooring, stable style rear door with glazed insert opening to the courtyard and outbuildings, staircases rising to the first floor landing, spotting lighting.

CLOAKROOM: fitted with a white suite and comprising low level WC, pedestal wash basin with tiled splash-back, radiator, UPVC double glazed window to rear, wood laminate flooring.

SITTING ROOM: 14’ x 10’11 window overlooking the front of the property, wall light points, fireplace with brick surround and recessed cast iron wood burning stove, built-in storage cupboard, part oak panelled walls, exposed original brick flooring.

KITCHEN: 14’ x 7’8 single bowl single drainer sink unit with mixer tap, cupboards, drawers and space for domestic appliances beneath. Adjoining wood trimmed work surfaces inset four ring electric hob with extractor, oven and oven Grill, further range of units to eye and base, window overlooking the courtyard and outbuildings, wood laminate flooring, exposed original brick flooring.

FAMILY ROOM: 14’1 x 11’1 an impressive triple aspect room, UPVC double glazed windows overlooking the front and rear, door to access UPVC double glazed double doors with adjacent floor to floor sliding side panels opening to the terrace and gardens enjoying stunning far reaching rural views. From the entrance hall a staircase rises to the: FIRST FLOOR LANDING: hatch giving access to loft space.

MASTER BEDROOM: 11’2 x 11’2 an impressive double aspect room, UPVC double glazed windows overlooking the front and side of the property enjoying spectacular far reaching rural views, wood laminate flooring, door into: EN-SUITE SHOWER ROOM: 11’2 x 3’3 comprising fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC with concealed cistern, fully tiled walls, heated ladder style towel rail, wood laminate flooring, UPVC double glazed window to rear.

BEDROOM 2: 14’3 x 10’11 window overlooking the front of the property, cast iron fireplace with decorative tiled surrounds, fitted wardrobes.

BEDROOM 3: 9’3 x 8’10 UPVC double glazed window to rear.

FAMILY BATHROOM: 8’6 x 7’5 fitted with a white suite and comprising enclosed bath with twin handgrips, electric shower, low level WC, fully tiled surround, pedestal wash basin, low level WC, fully tiled wall opaque window to rear, wood laminate flooring.

The property is approached via a PRIVATE DRIVEWAY: providing parking for a number of vehicles and bound in part by attractive trellis.

GARDENS
The gardens have been beautifully landscaped with raised flower and shrub beds bound by timber sleepers beyond which is an area of level lawn. A decked seating terrace immediately adjoins the rear of the house with a large vegetable area and raised vegetable beds positioned to the far corner. The gardens are enclosed by woven hazel fencing and natural hedging and enjoy spectacular far reaching rural views across the adjoining paddocks and countryside beyond.

There is a water feature positioned to one side of the gardens beyond which further raised vegetable beds and a greenhouse. Within the gardens there are several mature shrubs and trees including a large monkey puzzle tree. To the rear of the property there is a sheltered courtyard with a covered log store to one side beyond which is a large L shaped detached outbuilding comprising FOUR SEPARATE BUILDINGS all with power and light connected. (These buildings could be converted to provide large office/gymnasium and annex facilities if required).