

Chuck Hatch

HARTFIELD, EAST SUSSEX, TN7

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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HARTFIELD, EAST SUSSEX, TN7

A charming Grade II listed, three-bay hall house which is understood to date from the 16th Century, with a later circa 1850 addition.

The beautiful accommodation has been thoughtfully refurbished throughout and retains a wealth of period features including original fireplaces, exposed timbers and wooden floors. Most rooms in the property enjoy a wealth of exposed honey-coloured timbers, traditional wooden doors and leaded-light windows throughout.

The ground floor comprises of a brief entrance hall, a bright double aspect sitting room with a brick fireplace and wood burning stove, a spacious double aspect dining room with a magnificent Inglenook fireplace with a stone hearth and cast-iron hood.

The lovely kitchen/breakfast room with underfloor heating provides a comprehensive range of fitted units with solid wood worksurfaces, butler sink and AGA. The study/bedroom four, utility room and cloakroom completes the ground floor.

On the first floor there are three double bedrooms (one with fitted cupboards) and a family bathroom with a large walk-in shower and exposed brick work.



























Externally the property is approached via a wooden five-bar gate which leads to an extensive gravel drive bound on one side by the house and on the other by the three-bay Heritage style garage.

To the rear of the garage there is an area of woodland underplanted with a carpet of bluebells. To the front of the house there are two lawns bound in part by a lovely old sandstone wall. The principal garden lies to the south and south-east of the house.

Immediately adjacent to the house is a wide paved seating area from which there is a lovely outlook over the beautifully landscaped garden which includes a feature well, ornamental pond with waterfall and various well stocked borders. To the rear of the house there is a further brick paved seating area, adjacent to which is the detached brick and tile outbuilding. From the far end of the garden there is a lovely view over the adjoining countryside towards Ashdown Forest.

The property is located in the small hamlet of Chuck Hatch, surrounded by beautiful countryside and just a short distance from the nearby Ashdown Forest which provides many miles of spectacular walking and riding country. The picturesque village of Hartfield is just over a mile away and provides a newsagents/general store, café, doctor's surgery, church, primary school, cricket club, tennis courts and a public house. The larger village of Forest Row is about 4.5 miles away, providing an excellent range of shops and facilities for everyday needs, including two mini-supermarkets, petrol station, church and primary school.

The larger regional centres in the area, East Grinstead and Tunbridge Wells are both around 8 miles away, with both providing mainline train services to London. From East Grinstead, there is a service to London (London Victoria approximately 55 minutes), whilst from Tunbridge Wells there is a service to London (Charing Cross/Cannon Street in approximately 55 minutes).







Offers Over £1,000,000
Subject to Contract

Local Authority: Wealden District Council

Council Tax Band: G

Tenure: Freehold

Reference: CHB250046

Approximate Gross Internal Area:
1556 sq.ft



Chuck Hatch, Hartfield, East Sussex, TN7

Approximate Gross Internal Area
Main House = 144.5 sq m / 1556 sq ft
Outbuilding = 11.1 sq m / 120 sq ft
Garage = 55.9 sq m / 602 sq ft
Total = 211.5 sq m / 2278 sq f



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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