



# A striking and detached house in the heart of Hartfield

**Church Street, Hartfield, East Sussex, TN7**

Guide Price £950,000 Freehold



Handsome, detached character property • Central location within the village of Hartfield • Four bedrooms and two bathrooms • Two reception rooms • Generous kitchen/diner and utility room • Established, well-screened garden

#### Local Information

Westering is found in the centre of this popular and pretty village on the edge of the Ashdown Forest. The heart of the Ashdown Forest lies about three or so miles from the property, being one of the largest free public access spaces in the South East of England, made famous by AA Milne's Winnie the Pooh stories (Milne having lived just outside Hartfield). The Forest is an ancient area of open heathland occupying the highest sandy ridge within the High Weald Area of Outstanding Natural Beauty and was originally a deer hunting forest in Norman times.

There are excellent amenities in the village including a general store, butchers/farm shop, the Anchor public house, the neighbouring church, a gift shop, tennis, cricket and football clubs, children's play area, as well as the medical centre and the historic Hatch Inn at Colemans Hatch is just 2.4 miles away. The larger village of Forest Row is reached in about 4 miles and offers a wide range of small independent shops, cafes, galleries and services.

The nearest main towns are Crowborough (about 5.5 miles with a large Waitrose supermarket & café) Tunbridge Wells (about 9 miles), East Grinstead (about 8 miles) and Sevenoaks which lies to the north (about 19 miles). Gatwick airport is approximately 17.5 miles to the

west and the M25 providing links to the national motorway network is approximately 17 miles.

There are many public footpaths in the vicinity; sporting options include horse riding by permit on the Ashdown Forest, racing at Lingfield Park, the Royal Ashdown Forest Golf Club, Holtye Golf Club and Crowborough Beacon Golf Club are amongst the many in the area.

**Mainline rail:** Commuter services to London Bridge, Cannon Street, Charing Cross and London Victoria are available from Cowden (about 4.5 miles), Dormansland (about 8 miles), Tunbridge Wells and East Grinstead.

**Private and State Schools:** Church of England Primary schools in Hartfield, Forest Row, Withyham and Groombridge. Other highly regarded schools in the area include Holmewood House, (Langton Green), Brambletye (East Grinstead) and Cumnor House (Danehill) preparatory schools. At secondary level The Beacon in Crowborough, Uckfield Community College and Kent Grammar schools in Tunbridge Wells with entry by performance in the 11-plus examinations. In the private sector: the Michael Hall Steiner school in Forest Row, Bedes in Upper Dicker, Eastbourne College, Mayfield School for Girls and Ardingly and Hurstpierpoint Colleges.



### About this property

Found in this elevated position, off a no-through lane in the centre of Hartfield village, Westering is a highly unique and striking home, which in a past life was formerly a British Legion Hall. Westering has been recognized for its architectural merit and has been featured in Pevsners Architectural Guide 2012. The house was designed by acclaimed architect Cecil Burns in 1929.

This deceptively sizable house offers beautifully presented accommodation whilst retaining many attractive and interesting period features, with a generous and flexible layout that can be configured to suit individual needs.

The spacious and formal entrance hall with limestone flooring leads to a large and very impressive double aspect drawing room with wood block flooring, a feature fireplace and a multi-fuel wood burning stove with attractive Crittall doors opening directly onto the garden beyond.

A further dual aspect sitting room provides a charming and comfortable space for more informal entertaining and relaxation.

The sizeable, part-vaulted kitchen/dining room also opens directly onto the terrace and gardens. The attractive base and wall oak units provide good storage and plenty of preparation space, with a range of integrated appliances. There is plenty of room for a large dining table.

An adjacent utility room also has a door to the garden.

First floor: A staircase from the kitchen leads to the principal bedroom with a stylishly appointed en suite shower room.

A second staircase via the reception hall leads to two further double bedrooms and a single bedroom. Two of the bedrooms enjoy feature oval windows. The three bedrooms are well served by a luxurious family bathroom with airing cupboard and underfloor heating.

**Outside:** Westering is approached via steps and a pathway to the front door. The gardens have been beautifully landscaped with mature planting and shrub borders and there is a seating area which enjoys views across the High Street, roof tops and countryside. There is a useful side storage area with shed.

**Tenure** Freehold

### Local Authority

Wealden District Council

**Council Tax** Band = G

### Energy Performance

EPC Rating = D

**Viewing** All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Office.

Telephone: 01892 507 000.






Church Street, Hartfield, East Sussex, TN7  
Gross Internal Area 2299 sq ft, 213.6 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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