



Stunning re-creation of a Wealden Hall House

Hartfield Hall, Hartfield, East Sussex TN7

Freehold



Hartfield Hall

Hartfield, East Sussex

TN7 4HA

A truly impressive country house together with a separate cottage situated on the Ashdown Forrest.

Hartfield 1 mile, Forrest Row 2.5 miles, Cowden Station 6.7 miles, East Grinstead 6.8 miles, Tunbridge Wells 11 miles, London 48 miles.

Reception | Dining hall | Drawing room
Conservatory | Large kitchen| Study | Inner hall
Boot room | Cloakroom | Utility room
Luxurious duplex style master bedroom with ensuite dressing room and bathroom | Four further bedrooms | Four further bathrooms (3 ensuite)

Separate Detached Cottage:

Kitchen | Sitting room | Conservatory | Large bedroom suite and adjoining bathroom

Good range of outbuildings including Workshop
Storage space | Barn and tractor shed garaging.

In all, about 4 acres

EPC Rating = E

The property

Hartfield Hall, is an exceptional country house of character. Approached over a long tree-lined private driveway, the property sits centrally in its plot.

The elevations are of brick, plaster and exposed timberwork under a vast pitch-tiled roof. The accommodation is light and beautifully presented with many of the rooms enjoying views of the manicured gardens and grounds.

Particular features of the property include spacious reception/dining hall with staircase and gallery. The drawing room is superbly proportioned and has a lovely open fire place and exposed timbers. The conservatory connects the drawing room and the kitchen and forms a wonderful open plan living space with doors opening onto the terrace with views of the garden and pond beyond. The kitchen is comprehensively fitted with a vast array of cupboards, drawers and Miele appliances including a large central island and breakfast bar. Plenty of space for dining.

On the first floor the gallery landing is a feature with a lovely picture window overlooking the garden. The master bedroom is impressive and is a great space with windows to three aspects. There is a staircase leading to a second floor dressing room and bathroom area. Other bedrooms are equally well proportioned and enjoy stunning views over the gardens.







Outside

The cottage at Hartfield Hall is charming and situated close to the principal property. The cottage comprises of a generously proportioned kitchen/breakfast with large sitting room and inglenook style fireplace and conservatory to one side. There is a large bedroom on the first floor with ensuite bathroom.

The long sweeping tree lined driveway is an impressive feature. It pulls together the principle house, cottage and the traditional set of farm buildings. The farm buildings are arranged in a horseshoe shape and comprise of a tractor store, workshop, storage space and barn. There is a further oak framed garage block with three separate bays. The gardens and grounds that envelope Hartfield Hall are very special indeed. They are principally laid to lawn and interspersed with young and mature trees and manicured shrubbery borders. There are two distinctive ponds that are a real feature of the property and a large terrace directly behind house which is ideal for entertaining. The sweeping lawns are interspersed with useful outbuildings.



Location

Hartfield Hall occupies a truly impressive setting situated on the Ashdown Forest. The Ashdown Forest provides 6,500 acres of beautiful forest and heathland and is within the High Weald Area of Outstanding Natural Beauty. The property is perfectly placed for riding and walking on the forest but is also conveniently located to the pretty and highly desirable village of Hartfield.

Hartfield is well equipped with amenities including a pub and a local shop. The larger centres of Royal Tunbridge Wells and East Grinstead are both easily accessible and offer an excellent range of shopping, recreational and cultural amenities.

For the commuter there is a mainline station at both East Grinstead, Cowden, Dormans and Tunbridge Wells.

The area is renowned for the quality of schools in both the private and state sectors including Michael Hall (Steiner Waldorf) at Forest Row, Bramble Tye at East Grinstead, Cumnor House and Danehill as well as Ardingly College. There is a local village school in Hartfield called St. Mary's, other schools of significance in the area are Worth, Bedes, Tunbridge and Skinners.



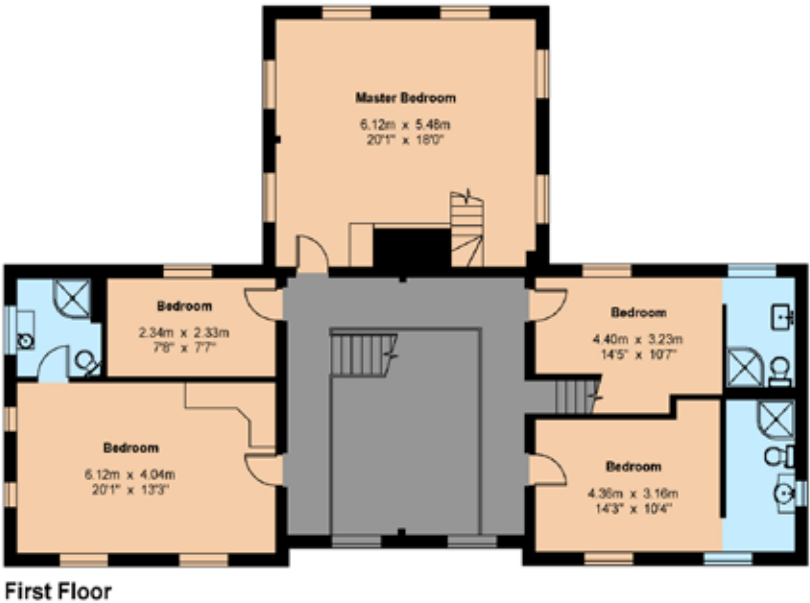
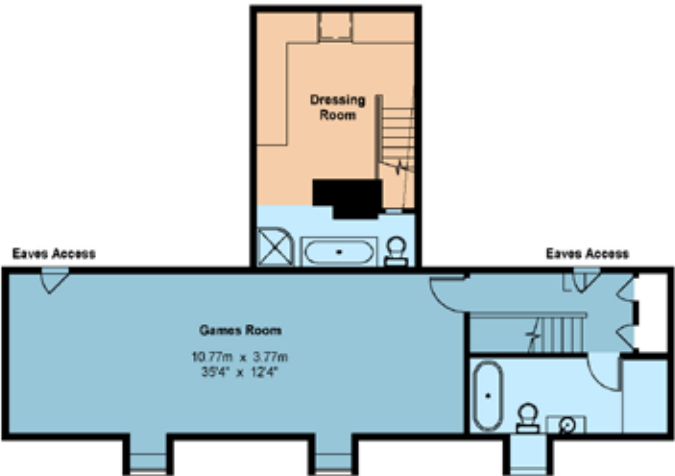
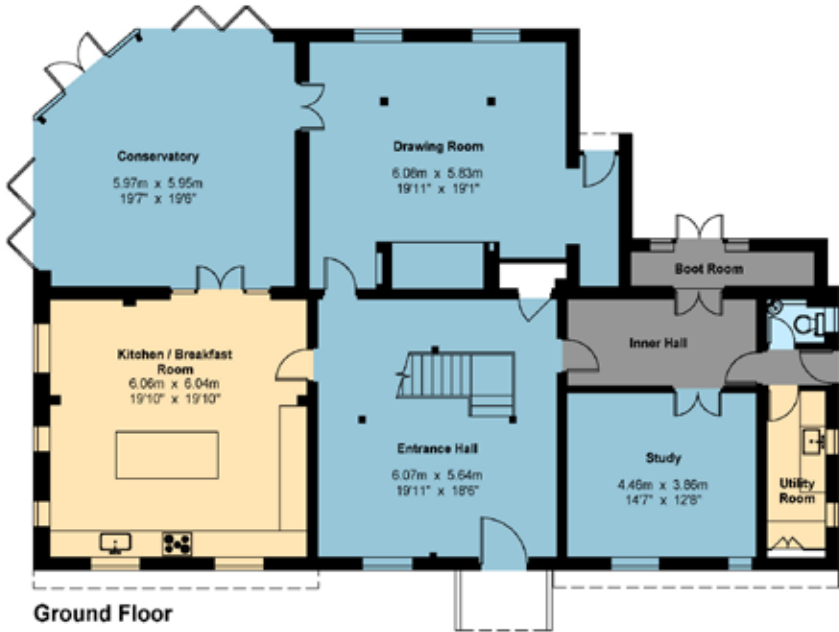


Floorplans
For identification purposes only.



Hartfield Hall

Main House - Gross Internal Area : 433.6 sq.m (4667 sq.ft.)

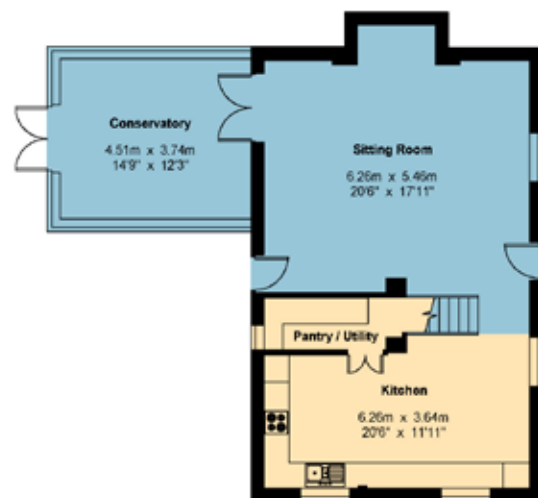


Hartfield Hall

The Cottage - Gross Internal Area : 133.7 sq.m (1439 sq.ft.)

Barn / Tractor Store - Gross Internal Area : 131.5 sq.m (1415 sq.ft.)

Garage - Gross Internal Area : 41.5 sq.m (446 sq.ft.)

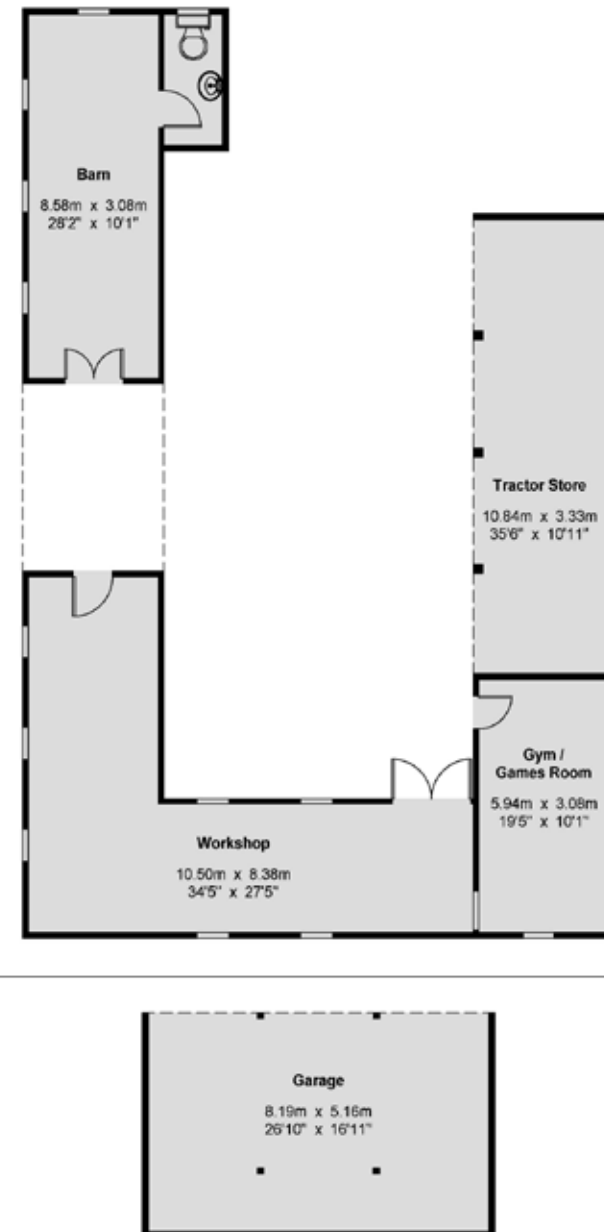


Ground Floor

---- Restricted Height



First Floor







Directions

From the centre of Hartfield proceed in a southerly direction onto the B2026. Proceed for approximately ¼ mile where the property will be found on the right hand side behind heavy wooden electronically operated gate.

General

Local Authority: Wealdon District Council

Services: Mains water and electricity, private drainage, propane gas central heating.

Council Tax: Band H



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