



# A generously proportioned bungalow on the village edge

**Rectory Field, Hartfield, East Sussex, TN7**

£595,000 Freehold

**savills**







Detached bungalow in this edge of village position • Mature garden • Could benefit from up-dating without structural changes • Possibility of further potential, subject to planning permission • Tunbridge Wells (about 9 miles), East Grinstead (about 8 miles), Sevenoaks (about 19 miles) and Gatwick Airport (about 17.5 miles)

### Local Information

Brookfield is located in Rectory Field a small cul-de-sac on the edge of Hartfield village. The heart of the Ashdown Forest lies about three miles from the property, being one of the largest free public access spaces in the South East of England, made famous by A A 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.

Hartfield village has a good range of local amenities 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 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 and 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 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**

This detached bungalow represents a rare opportunity in this sought-after village offering a good layout, balanced accommodation and a mature rear garden.

The heart of the village is reached within about 0.2 miles, and there are lovely countryside walks in the area.

The property is currently occupied and offers spacious accommodation which would generally benefit from up-dating without structural changes, and there may be further potential, subject to planning permission.

**Tenure**

Freehold

**Local Authority**

Wealden District Council,  
Crowborough

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Office.  
Telephone:  
+44 (0) 1892 507 000.



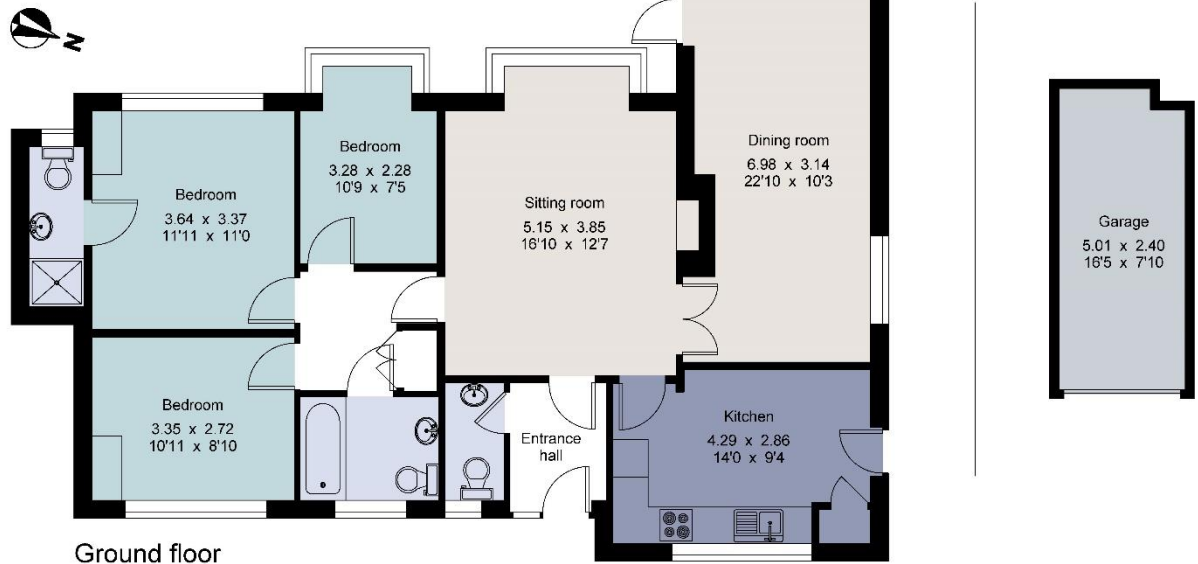




Rectory Field, Hartfield, East Sussex, TN7  
Gross Internal Area 1,096 sq ft, 101.9 m<sup>2</sup>  
Garage 118 sq ft, 11.0 sq m  
Total 1214 sq ft, 112.9 sq m


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11 Rectory Field, Hartfield  
Gross internal area (approx) 101.9 sq m/ 1096 sq ft  
Garage 11.0 sq m/ 118 sq ft  
Total 112.9 sq m/ 1214 sq ft



Ground floor

For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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