



Gallipot Hill

Upper Hartfield, East Sussex. TN7

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A charming detached family home situated in Upper Hartfield, a short distance from Ashdown Forest and Hartfield.

- Entrance lobby
- Hall
- Cloakroom
- Sitting room
- Conservatory
- Kitchen/breakfast room
- Study area
- Utility room
- 4 bedrooms
- Family bathroom
- Shower room
- Parking
- Garden with terrace, lawn and garden shed



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

Property

The front door opens into an entrance lobby, beyond which is the hall with an oak floor. The sitting room is a good size with a fireplace housing a wood burner and there are double doors to the conservatory. The conservatory has an oak floor and French doors to the garden. The kitchen/breakfast room has an oak floor, fitted wall and floor units, work surfaces and a Kenwood range with 2 ovens and 5 gas rings. The kitchen/breakfast room is open to a study area. Also, on this floor is a cloakroom and utility room.

On the first floor the landing has a loft hatch. There are 4 bedrooms, family bathroom with corner bath, basin and low-level WC and a separate shower room.

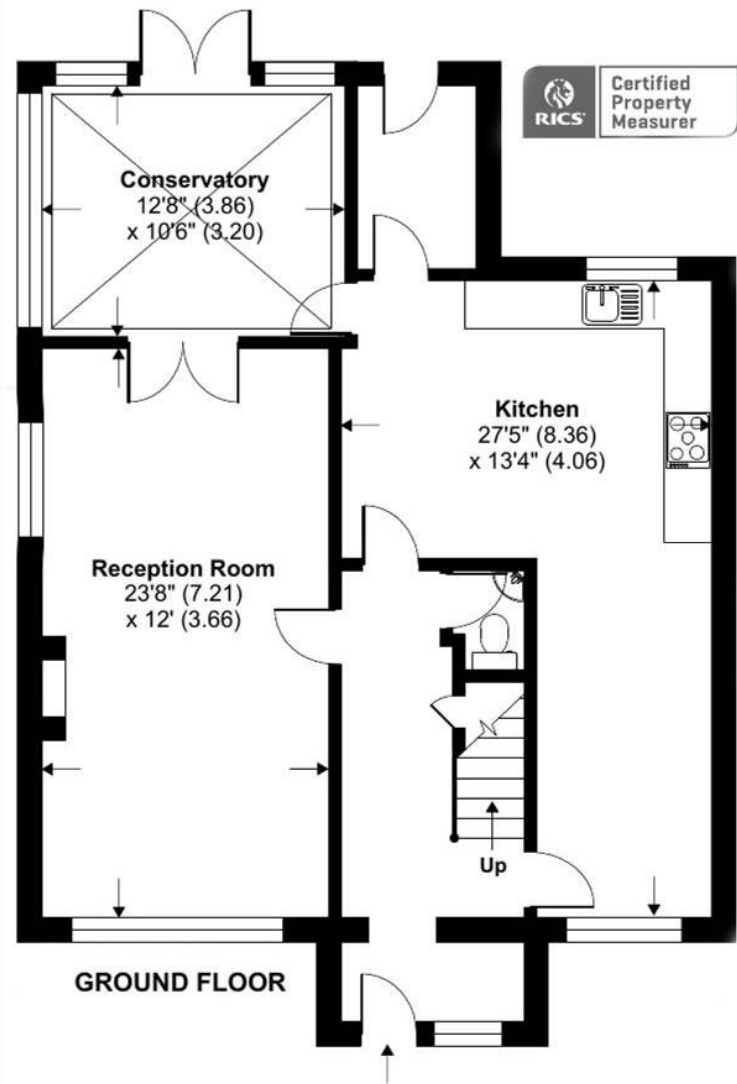
Outside

Wooden gates open to a gravel drive for parking in front of the house where there is a small area of lawn. A side passage leads to the main garden at the rear which is enclosed by hedging and a fence. There is a paved terrace, lawn and garden shed.

Tenure, Local Authorities and Services

Freehold. East Sussex CC: 03456080190. Wealden DC 01892653311. All mains services. Gas central heating. Council tax band E.



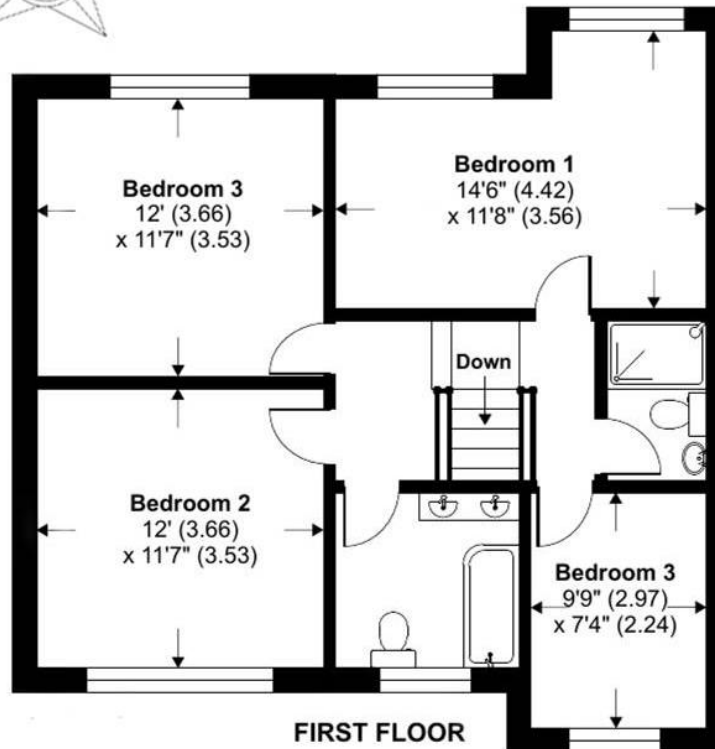


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Humberts. REF: 994674



Approximate Area = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



Local Amenities and Communications

Hartfield is renowned for its connections to Winnie the Pooh and has a number of local amenities including a village shop, tea-room and public houses. For a more extensive range of shopping, educational and transport facilities Forest Row, East Grinstead, Tunbridge Wells and Crowborough are close by. Nearby Ashdown Forest is a great place for walking and enjoying spectacular views over the Sussex countryside. There is an extensive selection of excellent schools in the area including Michael Hall, Cumnor House, Greenfields and Brambletye.

There are mainline railway stations at East Grinstead (Victoria/London Bridge) and at Tunbridge Wells (Canon Street/Charing Cross).

Directions

In Forest Row head towards Hartfield on the B2110. Proceed through Colemans Hatch and in Upper Hatfield. The house will be found on the left, 100 metres after the Central Garage, opposite a small 30 speed sign on the right.

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01342 326326

forestrow@humberts.com

The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA

