



The Granary, Hartwell Farm Edenbridge Road, TN7 4JH

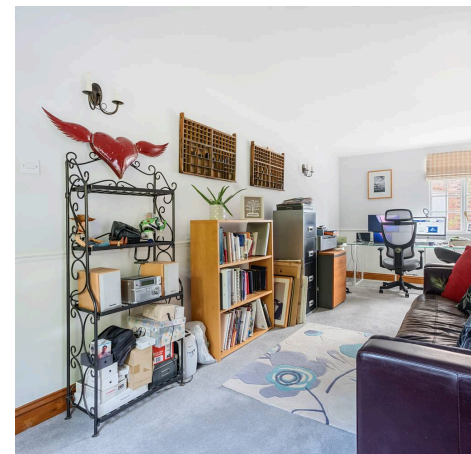
Guide Price £1,300,000 Freehold

**MANSELL
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The Granary

Hartwell Farm Edenbridge Road, Hartfield

A beautifully presented four bedroom detached family home, situated in a stunning rural setting, on the edge of the popular village of Hartfield. Upon entering the property there is a large entrance hall with WC and under stairs storage; a large open plan kitchen/dining/sitting room bi-fold doors to the rear garden, the kitchen is well appointed with Rencraft base and wall units, Corian surfaces that extend to provide an island unit with breakfast bar and inset sink with Quooker taps. Integrated appliances include wine fridge, oven, electric AGA with Calor gas hob and space for an American style fridge/freezer; utility room and pantry with storage cupboard housing the boiler, space for washing machine and tumble dryer and a door to the front of the house; double aspect drawing room with a fireplace that houses a log burner and bi-fold doors to the rear garden; a study/snug completes the ground floor accommodation. On the first floor there is a large master bedroom with built in wardrobes and a large ensuite bathroom with shower and double sink; second bedroom/guest suite with ensuite shower room; two further bedrooms and a family bathroom. There is access to the vast eaves storage spaces. Externally, across the courtyard is a double garage and with additional parking to one side and two further spaces in the parking bay area. The gardens have been thoughtfully landscaped to provide a good degree of privacy. There is a broad paved terrace across the rear of the house and various seating areas including a circular deck with a lower gravel seating area. At the top of the garden is an area of lawn with garden shed and an array of mature shrubs and trees. From the top part of the garden there are stunning views back across towards the Ashdown Forest. Council Tax Band 'G' £4,276.60 (2025/26) EPC rating 'D'





The Granary

Hartwell Farm Edenbridge Road, Hartfield

A beautifully presented four bedroom detached family home, situated in a stunning rural setting, on the edge of the popular village of Hartfield.

Council Tax band: G

Tenure: Freehold

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining/Sitting Room
- Drawing Room
- Large Study
- Double Garage & Driveway Parking
- Paved Terrace and Terrace Garden
- Stunning Rural Setting
- Hartfield Village 0.8 Miles



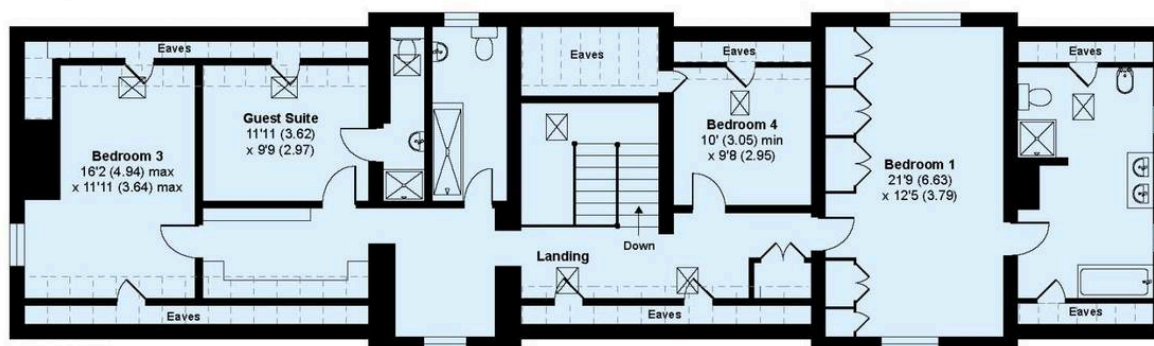
The Granary, Hartwell Farm, Edenbridge Road, Hartfield, TN7

Approximate Area = 2982 sq ft / 277 sq m (excludes garage)

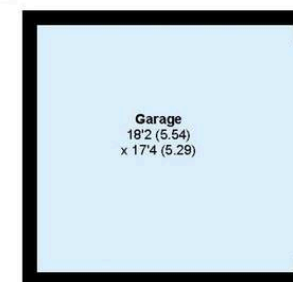
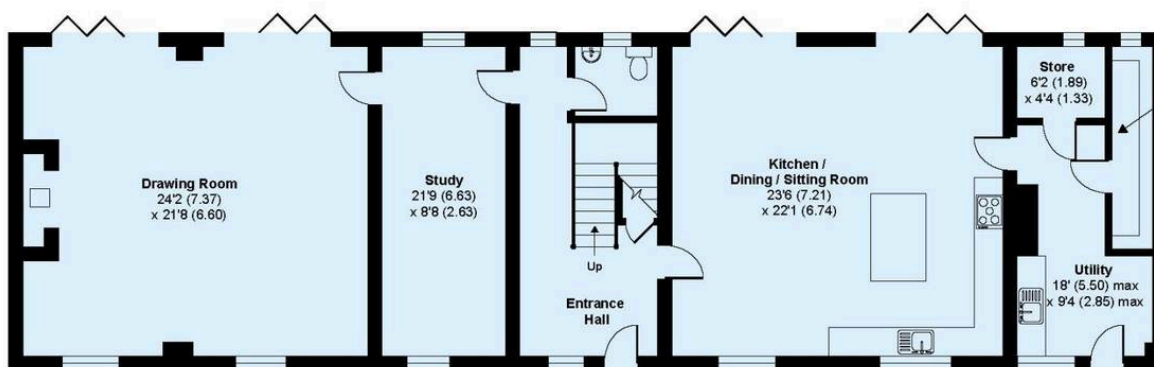
Limited Use Area(s) = 369 sq ft / 34.2 sq m

Total = 3351 sq ft / 311.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.

Mansell McTaggart Forest Row

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