



COLE'S
ESTATE AGENTS

Castlefields, Hartfield

Guide Price £450,000 - £475,000

Coles Estate Agents are delighted to offer to the market this charming semi detached home situated on the fringes of the highly sought after and picturesque village of Hartfield.

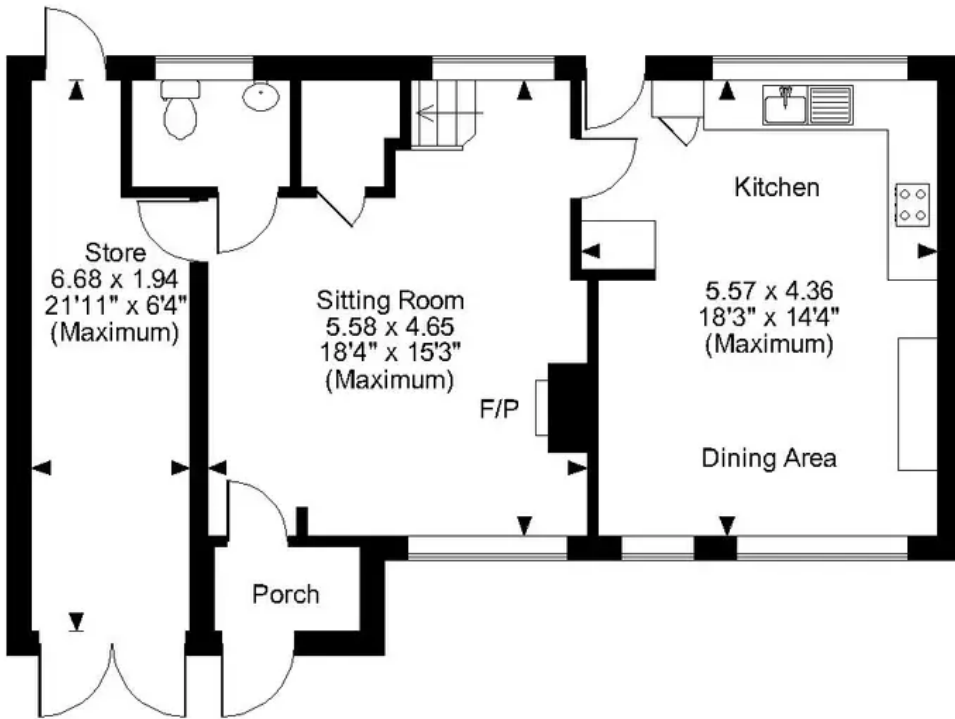
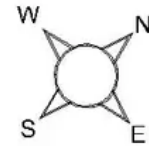
The property has four bedrooms, the principal bedroom benefits from an en suite shower room and three further bedrooms, two being double and a further well proportioned single. The property also benefits from a delightful open plan kitchen/dining room with dual aspect views to both the front and the charming gardens to the rear. A welcoming reception room with feature wood burner offers a great space to relax. Off the reception room there is a WC, and access to a workshop/store which subject to planning, could be incorporated as further accommodation such as a study/home office, further bedroom or children's playroom.

Hartfield is famous for being the home of A.A. Milne, author of the Winnie the Pooh books and location of "Poohsticks Bridge". Castlefields is situated near the centre of Hartfield village, which is surrounded by beautiful Sussex countryside with an abundance of wildlife. The village itself has shops catering for everyday needs including a village shop, butchers, doctors surgery, playground, playing fields, tennis club and public houses, all of which are within an easy walk. Forest Row is approximately 3 miles away and offers a wider range of shopping including two mini supermarkets and a number of independent shops, restaurants and public houses. Mainline rail: commuter services to London Bridge, Cannon Street, Charing Cross and London Victoria are available from Cowden, Dormansland and East Grinstead stations.

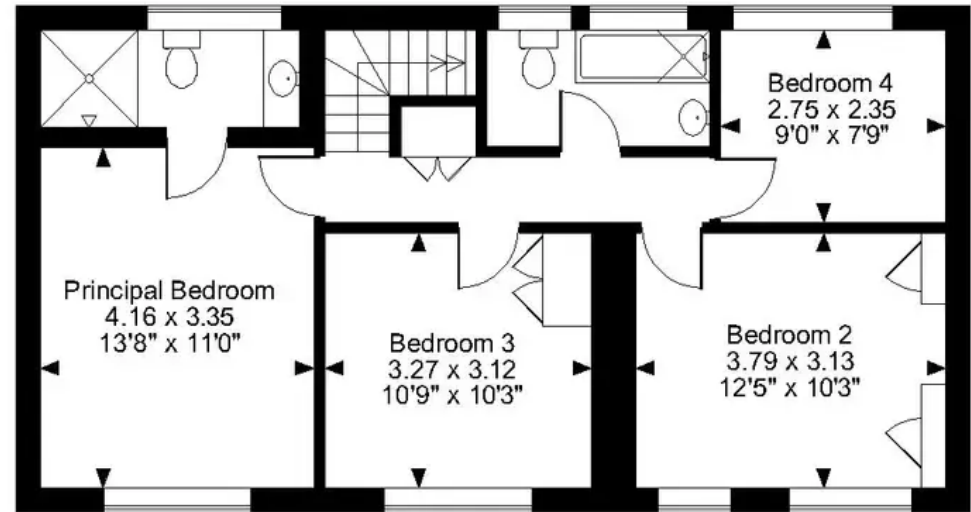
- Principal Bedroom With En Suite, Three Further Bedrooms
- Kitchen/Dining Room
- Two Reception Rooms
- Family Bathroom
- Log Burner
- Driveway
- Store/Workshop
- Village Location
- Close To Local Amenities



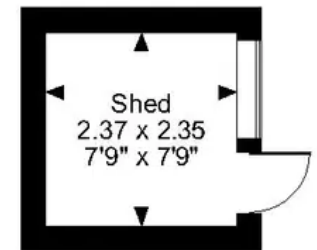
Castlefields, Hartfield
Approximate Gross Internal Area
Main House = 1233 Sq Ft/115 Sq M
Store = 128 Sq Ft/12 Sq M
Shed = 60 Sq Ft/6 Sq M
Total = 1421 Sq Ft/133 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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