



THE POND HOUSE

Upper Hartfield, Hartfield, East Sussex



IMPRESSIVE COUNTRY HOUSE WITH EXTENSIVE OPEN PLAN LATERAL LIVING SPACE

A remarkable country house which has been significantly extended and redesigned with landscaped gardens, large separate annexe and beautiful pond.

Summary of accommodation

Entrance hall | Study | Living room | Dining room | Sitting room | Cloakroom | Cinema room | Laundry | Kitchen/breakfast/family room

Principal bedroom suite with two dressing rooms | Four further bedrooms | Three bathrooms, two en suite

Annexe: Hall | Shower room | Kitchen | Living/dining room | Two bedrooms | WC

Garden office with WC | Greenhouse | Two large sheds | Car port

In all about 5.65 acres

Distances: East Grinstead 6 miles, Tunbridge Wells 9.9 miles, Gatwick 14.9 miles, London 38 miles
(All distances are approximate)

Local Authority: Wealden District Council

Council Tax band: Main House - G, Annexe - C

Tenure: Freehold

EPC: Main House - D, Annexe - C





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The triple aspect kitchen breakfast room is of significant proportion with a vaulted timber ceiling, wide u-shaped kitchen island, dining area and separate sitting area. The kitchen itself has been lavishly designed with Gaggenau appliances. There is vast lateral entering space throughout the downstairs spreading with extensive sitting rooms, living room, cinema room and study. The property has been finished with underfloor heating throughout the house, Vileroy and Bosch in all sanitary ware, Creston lighting and sound throughout with and projector in the cinema room.







COTTAGE

Separate two bedroom cottage with gymnasium, shower room and boot room. Private home office conveniently located next to the main house but fully detached for privacy.

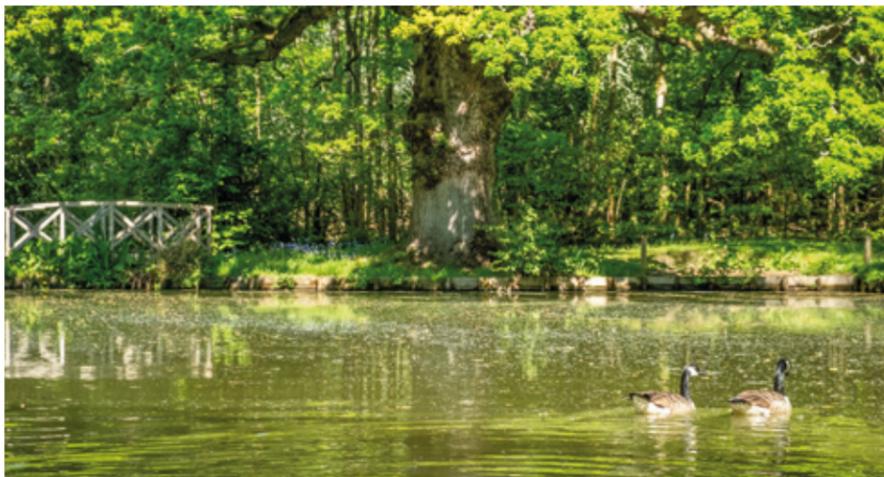


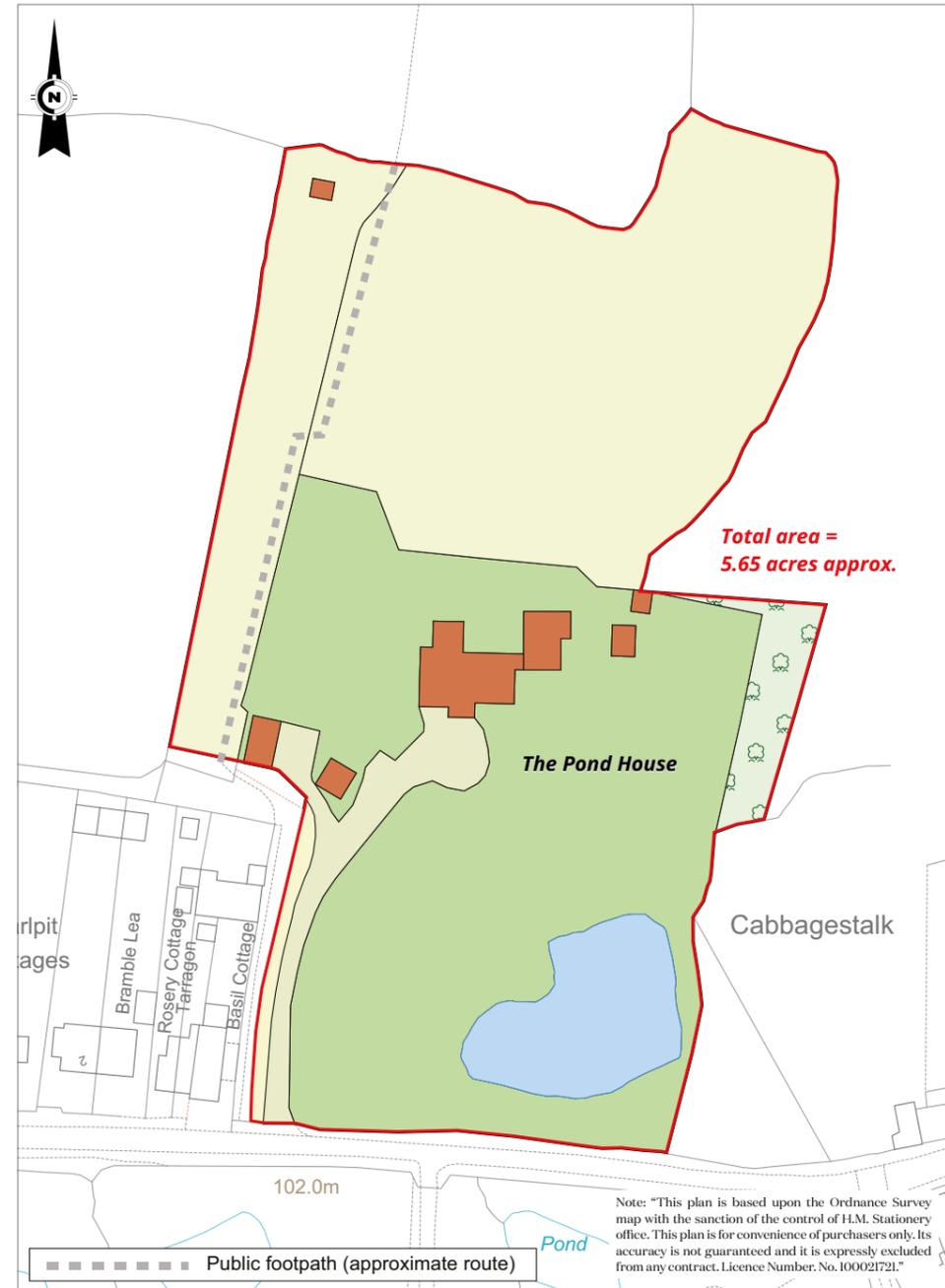
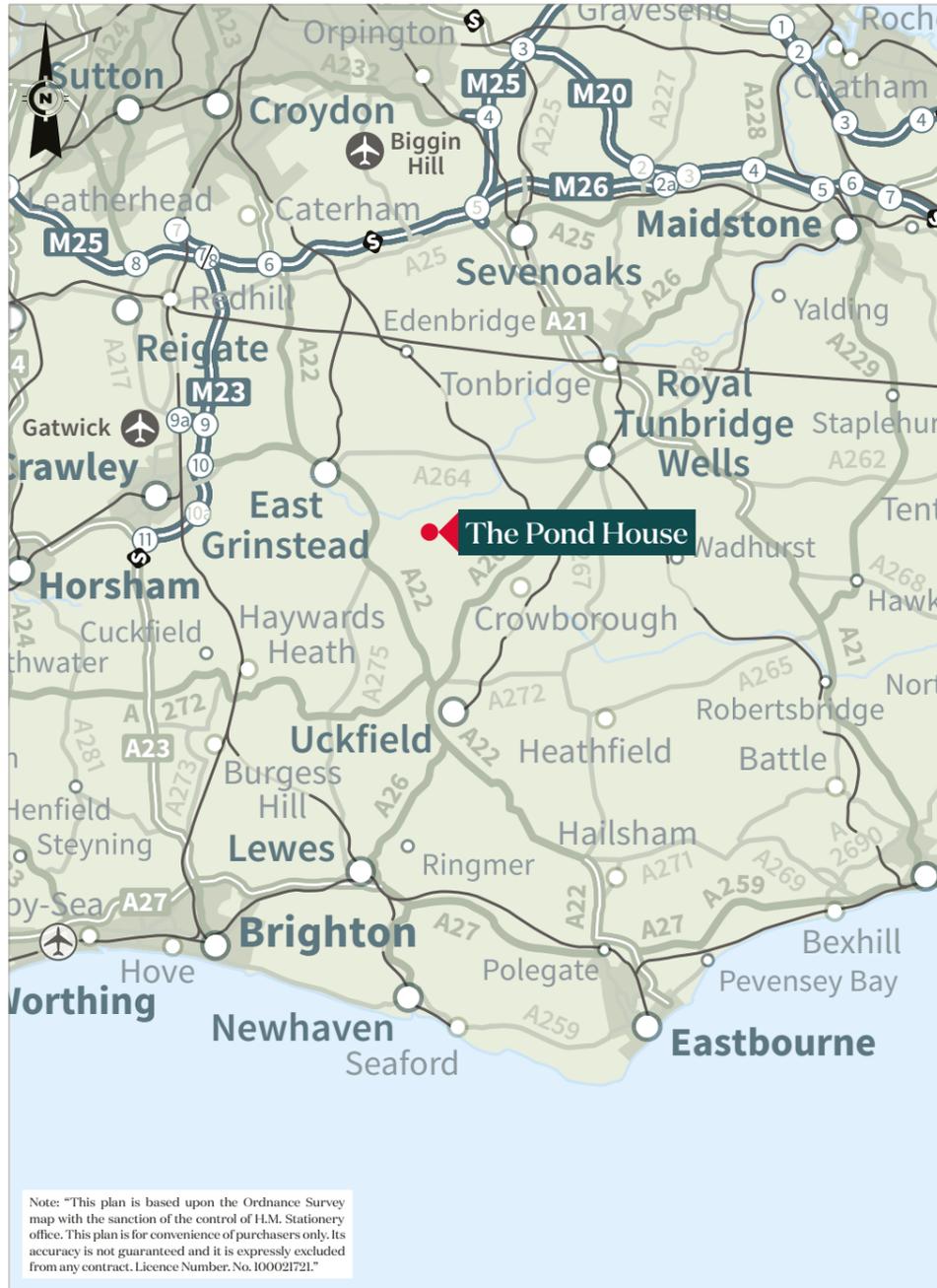
Approximate Gross Internal Area =
 Main House: 580.82 sq m / 6,252 sq ft
 Car Port: 36.00 sq m / 388 sq ft
 Outbuildings: 88.24 sq m / 950 sq ft
 Annexe: 132.09 sq m / 1,422 sq ft
 Total: 837.15 sq m / 9,012 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

A STUNNING POND OF SUBSTANTIAL PROPORTION

The pond sets the scene at the property whilst the landscaped gardens comprise a terraced area, formal flower beds with paddock at the rear.





We would be delighted
to tell you more.

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