

Ryecroft
Upper Hartfield
East Sussex







Ryecroft, Cotchford Lane, Upper Hartfield, TN7 4DN.



An impressive family house in the heart of Ashdown Forest with excellent equestrian facilities including a stable yard, rubber manege, paddocks, and excellent riding with direct access to Ashdown Forest via an adjacent bridle path. The property is surrounded by beautifully maintained gardens and grounds with seating areas, feature pond, vegetable garden and orchard. In all just over 5 acres.

Hartfield village 1.5 miles. Forest Row 3.8 miles. Cowden station 5.8 miles (London Bridge from 53 minutes). East Grinstead station 7.3 miles (London Victoria from 56 minutes; London Bridge from 55 minutes). Tunbridge Wells station 10 miles (London Bridge from 44 minutes). Tonbridge station 13 miles (London Bridge from 32 minutes). Gatwick Airport 16 miles. Brighton 27 miles. Eastbourne 30 miles. London 36 miles. Heathrow airport 49 miles. (All times and distances approximate)

Wealden District Council,
Tel. 01892 653311

Freehold





The Property

Ryecroft is an impressive family residence with excellent equestrian facilities, located in a wonderful and popular rural position in Hartfield and close to the famous Pooh Sticks Bridge. The property is constructed of brick with part tile hung upper elevations under a tiled roof and has been upgraded and refurbished. In all the accommodation totals some 3200 sq.ft.

Internally, the property boasts features such as a large open plan kitchen/breakfast room with large central island and integrated appliances as well as wooden flooring, some exposed ceiling timbers and a useful utility room off.

From the kitchen, double doors lead through to a light and spacious orangery with doors leading out to one of the terraces and garden. The drawing rooms also has wooden flooring and ceiling timbers, a brick fireplace with wood burning stove and French doors leading out to the rear terrace and gardens. The remaining reception rooms include a formal dining room and a sitting room, off the drawing room, which also has doors opening onto the gardens.

On the first floor there are five bedrooms, two of which have en suite facilities, as well as a family bathroom.

Gardens and Grounds

Ryecroft sits towards the end of a long private road and is approached via a gated entrance over a gravel driveway leading to a detached double garage and log store. The property has Commoner's Rights and excellent riding with direct access to Ashdown Forest via an adjacent bridle path.

The beautifully maintained gardens and grounds are a particular feature of the property and include a formal tiered lawn with steps down to the lower garden, various seating areas including a patio and decked area with feature pond, well stocked flower borders, a vegetable garden and an orchard. There is also a detached studio with power and light as well as a set of stables (currently used as workshops and storage), a greenhouse and a further paved seating area.

Beyond the formal gardens there is access to the main stable yard, which has separate access and comprises five stables, a hay barn/feed room, a tack room and two store rooms. There is also a rubber manege and paddocks beyond. In all the property extends to about 5.17 acres.





Services

Mains water and electricity. Oil heating. Private drainage.

Situation

Ryecroft is located in the heart of Ashdown Forest, within a conservation area and within the Weald of Sussex Area of Outstanding Natural Beauty. The nearby picturesque and historic village of Hartfield offers a good range of local amenities including a store, primary school, nursery school, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms, shop and museum. Ashdown Forest offers many scenic walks and the Winnie the Pooh's renowned 'Pooh Sticks Bridge'. A bus route passes through the village and provides access to Forest Row, Tunbridge Wells and East Grinstead. Forest Row offers a wider range of shopping facilities with more extensive shopping, commercial and leisure facilities available at Tunbridge Wells and East Grinstead. Cowden and East Grinstead stations serve London Bridge/Victoria with Tunbridge Wells and Tonbridge serving Charing Cross/Cannon Street. The area is well known for its excellent choice of schools including Brambletye in East Grinstead, Michael Hall Steiner Waldorf at Forest Row, Lingfield College, Worth School at Turners Hill, Cumnor House Sussex and Handcross Park School in Haywards Heath, Tonbridge School and the Schools at Somerhill in Tonbridge, Holmewood House Preparatory School in Langton Green, and Ardingly College. Recreational facilities include golf at the Royal Ashdown, Chartham Park, The East Sussex National and The Nevill. There is also sailing and fishing at Bewl Water, Weirwood Reservoirs and on the south coast.



Directions (TN7 4DN)

From Tunbridge Wells, proceed on the A264 through Langton Green joining the B2110 (Withyham Road) through Groombridge and Withyham. Proceed through Hartfield, along the High Street. After leaving the High Street, continue straight ahead, remaining on the B2110. On reaching the crossroads in Upper Hartfield, turn left (opposite the small garage) onto Cotchford Lane - signposted 'Private Road'. Continue for 0.5 of a mile and, where the lane bears to the left, turn right (signposted Ryecroft). The property will be found after a short distance on the right hand side.

Approximate Gross Internal Floor Area

House: 297.3 sq.m. / 3200 sq.ft.

Outbuildings: 222.2 sq.m. / 2392 sq.ft.

TOTAL: 519.5 sq.m. / 5592 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice below



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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