

Price

£625,000

Garnham  
H Bewley

3 Rectory Field, Hartfield



- Fabulous Four Bedroomed Home
- Through Lounge / Dining Room
- Good Sized Kitchen
- Two Bathrooms
- Set Over Three Floors
- Front and Rear Gardens
- Driveway & Garage
- No Onwards chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





### 3 Rectory Field, Hartfield, East Sussex TN7 4JE

Garnham H Bewley are delighted to present to the market this spacious and versatile four double bedroom detached family home, arranged over three floors and situated in a quiet cul-de-sac within the highly sought-after village of Hartfield. With private gardens enjoying uninterrupted views across open fields, this beautifully located home is offered with no onward chain.

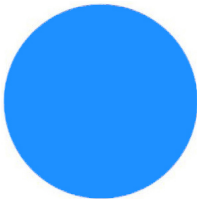
**Accommodation Overview:** On the ground floor, the property welcomes you with a spacious reception hall featuring stairs to the first floor and useful under-stairs storage. The generous dual-aspect living/dining room benefits from plenty of natural light and boasts French doors opening onto the rear garden—perfect for entertaining or relaxing while enjoying the stunning views. The well-appointed kitchen offers a comprehensive range of wall and base level units, inset sink with drainer, space for kitchen appliances, and a rear-facing window overlooking the garden. A side door provides convenient access to the exterior.

The first floor offers three well-proportioned double bedrooms, a family bathroom comprising a bath, separate shower, low-level W.C., wash hand basin, and two windows providing rear-facing views. Additionally, there is a separate W.C. for added convenience.

The second floor hosts a superbly spacious principal bedroom along with a beautifully refitted bathroom—both enjoying far-reaching views across open countryside.

**External Features:** To the front, the property boasts ample driveway parking, a well-maintained front garden, and access to a garage. The rear garden is a particular highlight, featuring a generous seating area, a lawn bordered by mature shrubs, and a private outlook over fields—ideal for those seeking peace and tranquility.

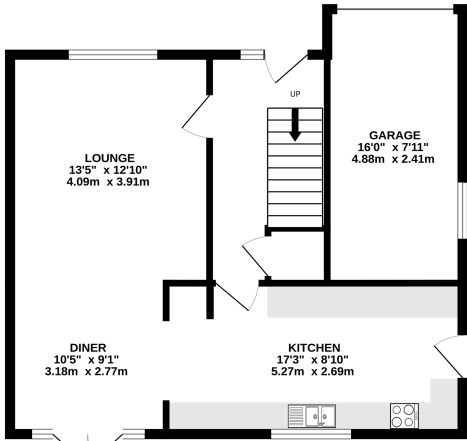
**Location:** Set in the charming and picturesque village of Hartfield, the property offers a true countryside lifestyle while still being within easy reach of local amenities and transport links. The village is known for its strong community feel, beautiful surroundings, and proximity to Ashdown Forest and other local attractions.



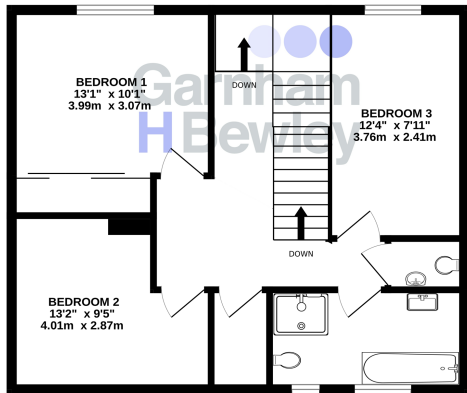
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# Accommodation

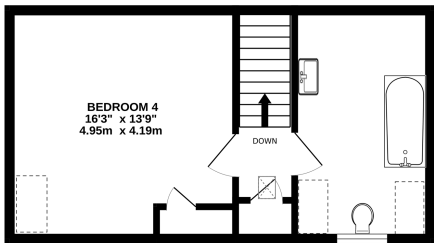
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Entrance Hall

### Lounge

13' 5" x 12' 10" (4.09m x 3.91m)

### Dining Area

10' 5" x 9' 1" (3.17m x 2.77m)

### Kitchen

17' 3" x 8' 10" (5.26m x 2.69m)

## First Floor

### Master Bedroom

13' 1" x 10' 1" (3.99m x 3.07m)

### Bedroom 2

13' 2" x 9' 5" (4.01m x 2.87m)

### Bedroom 3

12' 4" x 7' 11" (3.76m x 2.41m)

### Family Bathroom

10' 11" x 5' 10" (3.33m x 1.78m)

### W.C.

## Second Floor

### Bedroom 4

16' 3" x 13' 9" (4.95m x 4.19m)

### Bathroom / Ensuite

13' 10" x 7' 8" (4.22m x 2.34m)

## Driveway

### Garage

16' 0" x 7' 11" (4.88m x 2.41m)

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NEAREST RAILWAY STATIONS

Ashurst Station

2.5 miles

Cowden Station

3.7 miles

Eridge Station

3.9 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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