

Guide Price:  
£525,000

£500,000

Garnham  
**H** Bewley

9 Rectory Field, Hartfield



- Stunning Semi-Detached Family Home
- Three / Four Double Bedrooms
- Stylishly Fitted Kitchen
- Versatile Accommodation
- Two Bathrooms
- Driveway Parking
- Southerly Facing Rear Garden
- Located in the Heart of Hartfield Village

For further information contact Garnham H Bewley:

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

Guide Price: £500,000 - £525,000. Extended Three/Four Bedroom Semi-Detached House in Picturesque Hartfield, on the Edge of Ashdown Forest AONB

Situated in the ever-popular and picturesque village of Hartfield, this beautifully extended three/four bedroom semi-detached home offers a perfect blend of spacious living and charming village lifestyle on the edge of the stunning Ashdown Forest Area of Outstanding Natural Beauty.

The property has been thoughtfully extended to the front, creating a welcoming entrance porch and a versatile study/fourth bedroom, ideal for those working from home or additional guest accommodation. Step through the porch into a bright and inviting entrance hall, with a generous lounge diner to the left. This spacious living area benefits from double doors that open out onto the beautifully landscaped south-facing rear garden, flooding the room with natural light and providing seamless indoor-outdoor living.

To the right of the hallway, you will find a convenient downstairs shower room, perfect for guests or active family life. The stylish kitchen to the rear is light-filled and finished with integrated oven and hob, a sink with drainer, and ample space for freestanding appliances including a dishwasher, washing machine, and fridge freezer. A large pantry cupboard cleverly positioned under the stairs offers excellent storage. The extended space at the front of the house is currently used as a fourth bedroom, providing flexibility to suit your lifestyle needs.

Upstairs, there are three well-proportioned double bedrooms, with the two larger rooms featuring integrated wardrobes, maximizing storage. A tastefully finished bathroom completes the first floor, boasting a contemporary four-piece suite for your comfort. On the landing there is access to a spacious fully-boarded loft, offering plenty of extra storage or potential for future conversion (subject to planning).

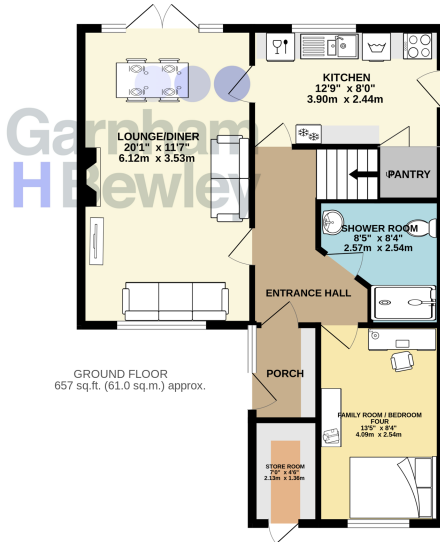
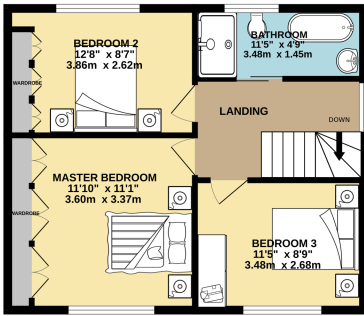
Externally, the rear garden has been thoughtfully landscaped to include a large patio area, perfect for entertaining or relaxing, and a generous expanse of lawn. To the front, a sleek resin driveway provides ample off-road parking for up to three vehicles. This wonderful family home offers spacious and flexible accommodation in a sought-after location, perfectly positioned to enjoy the natural beauty and village charm of Hartfield and the Ashdown Forest.



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# Accommodation

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

9 RECTORY FIELD - FLOORPLAN

TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

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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## Ground Floor:

### Lounge/Diner

20' 1" x 11' 7" (6.12m x 3.53m)

### Kitchen:

12' 9" x 8' 0" (3.89m x 2.44m)

### Family Room/Bedroom Four:

13' 5" x 8' 4" (4.09m x 2.54m)

### Shower Room:

8' 5" x 8' 4" (2.57m x 2.54m)

## First Floor:

### Master Bedroom:

11' 10" x 11' 1" (3.61m x 3.38m)

### Bedroom Two:

12' 8" x 8' 7" (3.86m x 2.62m)

### Bedroom Three:

11' 5" x 8' 9" (3.48m x 2.67m)

### Bathroom:

11' 5" x 4' 9" (3.48m x 1.45m)

## Outside:

### Store Room:

7' 0" x 4' 6" (2.13m x 1.37m)



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Nearest Stations:

Ashurst Station (2.5 miles)

Cowden Station (3.7 miles)

Eridge Station (3.9 miles)

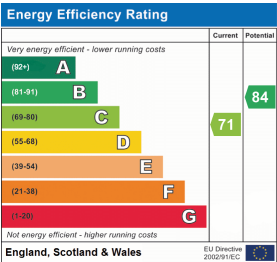
Nearest Schools:

St Mary the Virgin Church of England Primary School - Ofsted: Good (0.1 miles)

St Michael's Primary School - Ofsted: Requires improvement (1.1 miles)

St John's Church of England Primary School - Ofsted: Good (2.9 miles)

Grove Park School - Ofsted: Good (3.8 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