



Edenbridge Road
Hartfield, TN7 4JR

Guide price £1,475,000



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Main Description

Edenbridge Road, Hartfield, East Sussex, TN7 4JR

A substantial and characterful rural home set within approximately 12.07 acres of contiguous pasture and grounds in the heart of the High Weald Area of Outstanding Natural Beauty.

Extending to over 3,300 sq ft of versatile accommodation, Brockworth combines period charm with meaningful modern upgrades. Importantly, the property is linked rather than traditionally semi-detached, preserving privacy while reflecting its historic evolution. Recently decorated in parts, the house presents in fresh, move-in condition while retaining its warmth and rural authenticity.

The Accommodation

Arranged over two floors, the property offers flexible living space ideally suited to family life, multi-generational occupation or home working.

The accommodation includes:

- Welcoming entrance hall
- Sitting room with fireplace
- Drawing room with garden access
- Large kitchen / breakfast room forming the heart of the home
- Utility room and cloakroom
- Principal bedroom with dressing room and en-suite
- Six further bedrooms
- Three bathrooms in total

The proportions and layout allow the house to function equally well as a formal country residence or relaxed family home.

Self-Contained Annex (Above Garage)

Positioned above the triple garage, the property also benefits from a self-contained one-bedroom annex, comprising:

- En-suite bedroom
- Additional sitting room / bedroom space
- Internal staircase leading to a kitchenette area with independent access

Key Benefits

This space significantly enhances the property's versatility and appeal:

- Ideal for multi-generational living (dependent relative / adult children)
- Suitable for guest accommodation with privacy
- Potential for home office / studio use
- Opportunity for short-term or ancillary income generation (subject to any required consents)
- Adds functional separation without compromising the main residence

In the current market, such flexible ancillary accommodation is increasingly sought after and represents a meaningful value enhancement.

Grounds & Outbuildings

The holding extends to approximately 12.07 acres in a cohesive block, offering meaningful, usable rural land rather than fragmented paddocks.

- Expansive lawned gardens
- Paddocks suitable for equestrian or lifestyle use
- Field with pond / lake area





- Woodland sections
- Triple garage with self-contained accommodation above
- Additional outbuildings and barn

This is a genuine smallholding-scale property, providing privacy, flexibility and long-term land security.

Energy, Sustainability & Income Generation

Brockworth benefits from significant recent capital improvements that materially strengthen operational efficiency and long-term cost resilience.

- Full plumbing and heating system renewal
- Installation of an Ecoforest renewable ground source heating system (installation cost approximately £30,000)
- Solar panel installation
- Cavity wall insulation
- Loft insulation
- EPC rating C (69) with potential to improve to B (84)

In addition to reducing reliance on traditional fuel systems, the solar installation benefits from an EDF Feed-in Tariff arrangement, generating income from exported electricity. This provides an additional financial return alongside reduced running costs, enhancing the property's long-term energy resilience.

For a rural home of this size, these combined improvements represent both environmental foresight and tangible economic advantage.

Heritage & Provenance

Brockworth sits within a landscape shaped by centuries of rural stewardship and landed heritage.

Hartfield and the surrounding Ashdown Forest are internationally recognised as the inspiration behind A. A. Milne's original Winnie-the-Pooh stories, first published in 1926. The rolling woodland and open pasture that define this setting formed the backdrop to one of Britain's most enduring literary creations.

Beyond its literary associations, the wider Wealden countryside has long attracted senior figures from political, judicial and professional circles seeking privacy within accessible reach of London. The architectural character of the area — linked farmhouses, converted barns and substantial rural holdings — reflects this tradition of land, longevity and quiet prestige.

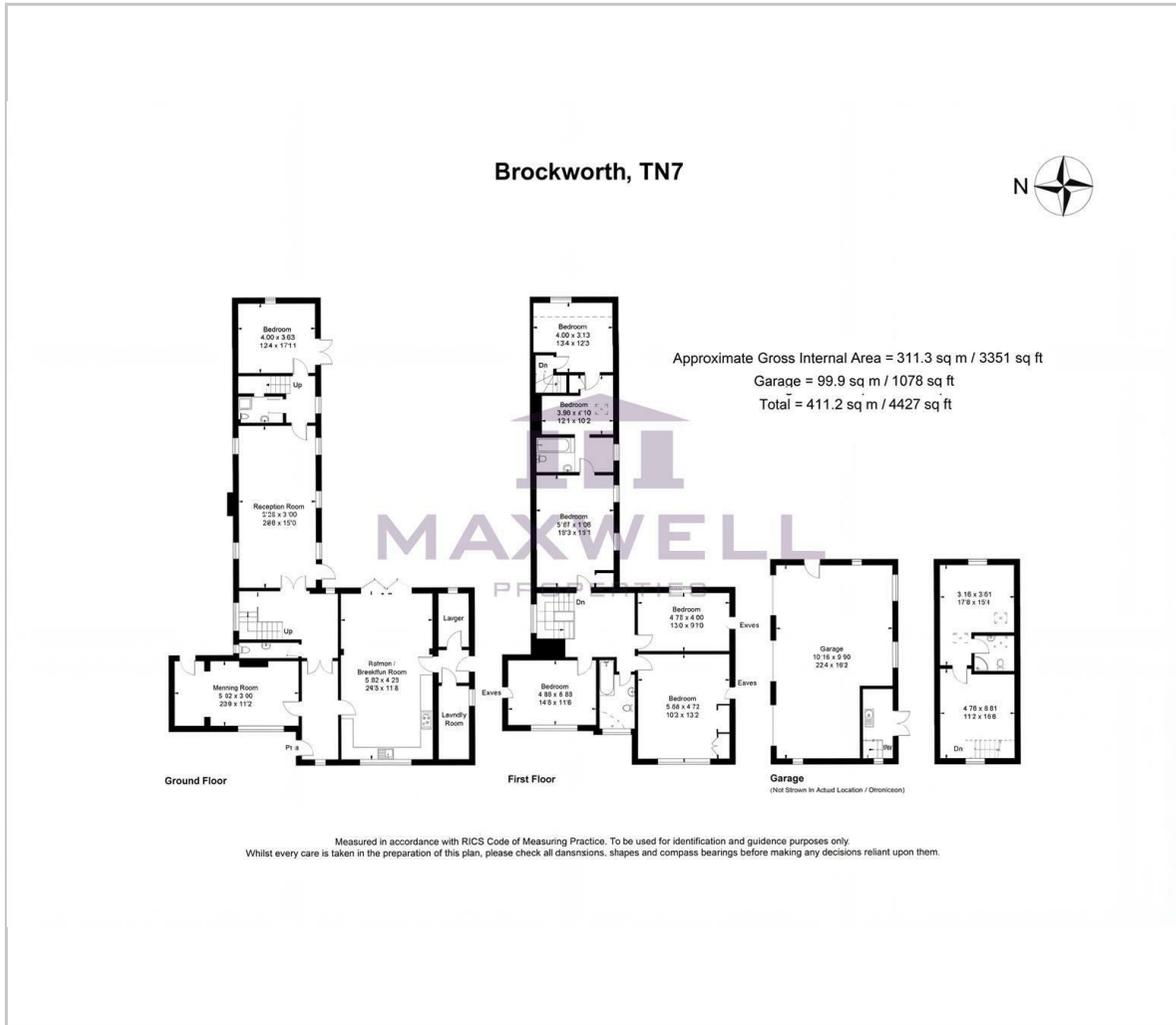
Brockworth sits comfortably within that heritage: a meaningful rural holding with scale, privacy and continuity, set within one of East Sussex's most culturally resonant landscapes.

Location

Hartfield is a highly regarded East Sussex village offering strong community appeal, access to Tunbridge Wells and East Grinstead, and road connections towards the M25 and London. Positioned within the High Weald AONB, the property enjoys protected countryside surroundings and very low



Floor Plan

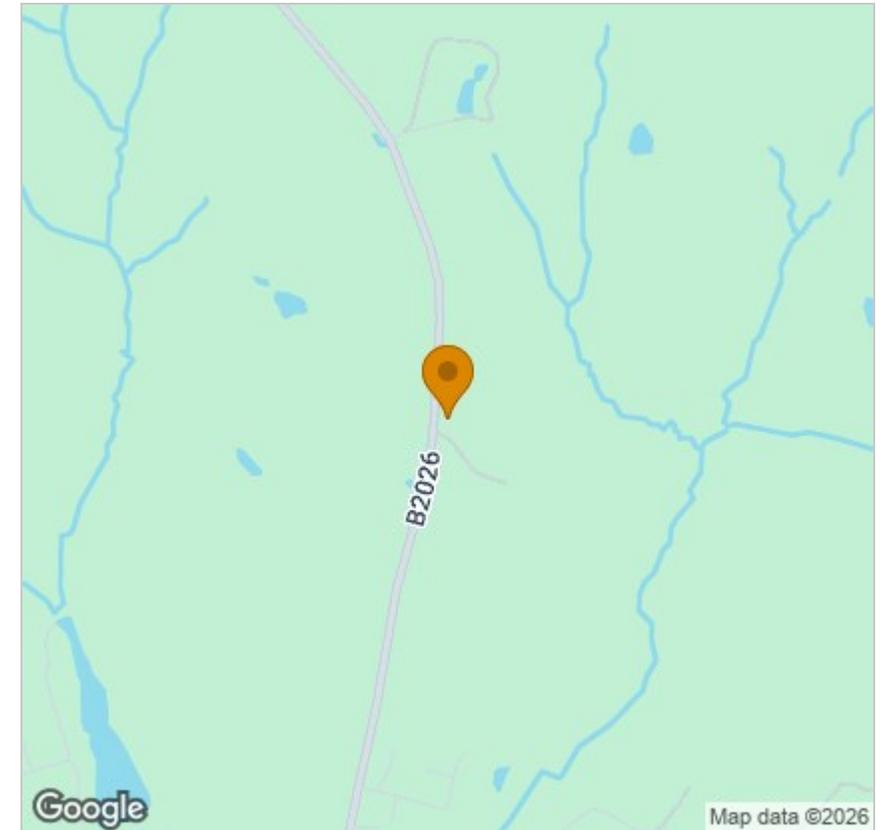


Viewing

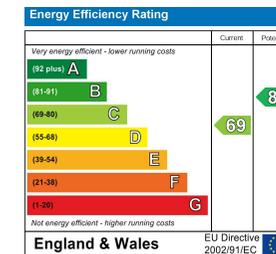
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Area Map



Energy Efficiency Graph



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