



Ryedale, Gallipot Hill, Hartfield, TN7 4AN

Asking Price: £1,000,000

- Distinctive detached residence set on an expansive plot
- 5 bedrooms, complemented by a family bathroom & a separate shower room
- Well-designed annexe with its own living room, bedroom, & ensuite
- Bright kitchen accompanied by a breakfast/dining area
- Grand living room with scenic views, plus an inviting sitting room
- Ample driveway parking and a garage
- Located within the catchment area for top-rated schools
- A high-quality home offering an array of features

Welcome to this handsome, beautifully presented, well maintained home. Minutes away from the famous "Pooh Sticks Bridge " and Ashdown Forest, evocative of this beautiful rural area, and local footpath walks.

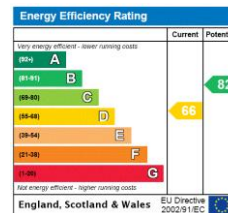
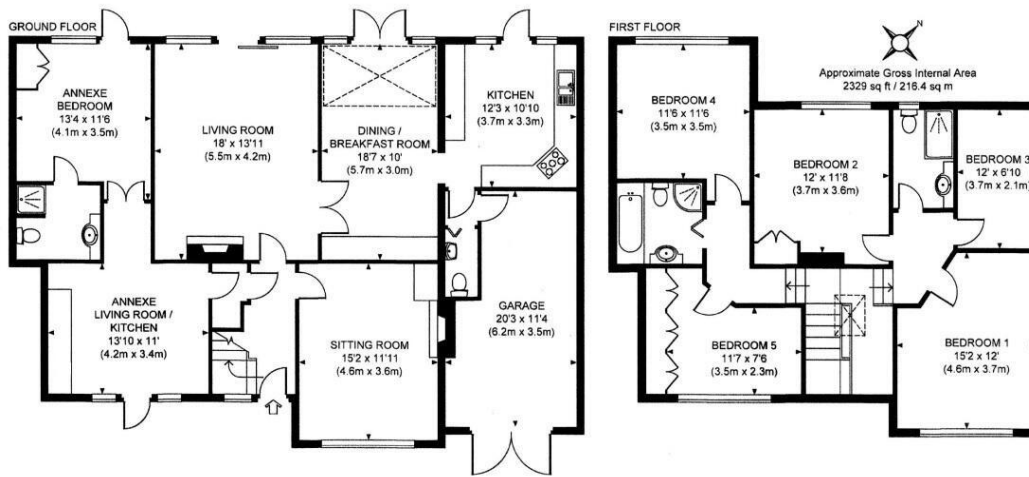
The nearby pretty 14th century village of Hartfield with its vibrant welcoming community, has lots to offer within walking distance, including "Pooh Bear Tea Room "3 great Pubs, encouraging lots of socialisation. A farm shop, a well regarded Doctors surgery, thriving Church and Ofsted awarded Primary School, plus a well stocked Village store. with many, many, sports clubs and societies.

This charming property built in 1936, and significantly extended and improved by the current owners, while modernized, still retains its character, and is designed for comfort, relaxation and celebration, creating an inviting ambiance throughout. Featuring 2 fireplaces, encouraging a warm cosiness in winter, the generous, light, spacious accommodation, provides both functionality and elegance, perfect for family living and entertaining guests.

Additionally the property features a separate ground floor one bed annex ensuite and sitting room, with its own access, and patio doors to the garden. With flexible accommodation that invites generational living, house guests, Air B and B, or working from home.

The first floor continues to impress with its split staircase and vaulted ceiling. There are five well-proportioned bedrooms, with two offering far-reaching views to the rear, an elegant bathroom with a separate shower, and an additional shower room that completes the accommodation.

The garden is landscaped and arranged on several levels, this is a real feature of this property, 2 patio seating areas, designed for entertaining, parties, barbecues, or merely sitting and relaxing with a glass of wine, while enjoying all this lovely garden has to offer. It invites you to meander through the spacious lawns, there are arched pergolas with several species of climbing plants, clematis, sweet scented Jasmine, roses, and honeysuckle. With mature shrubs, and hedging providing a good degree of privacy. Think of the many wonderful occasions you could celebrate here with family and friends.



**Tenure:** Freehold  
**Local Authority:** Wealden District Council, Hailsham  
**Council Tax Band:** G  
**Services:** All Mains Services Connected

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