

HAWKHURST KENT



REDEVELOPMENT OPPORTUNITY



SLIP MILL LANE, HAWKHURST, KENT TN18 5AD

Unique Single Storey Property

Sitting Room * Dining Room * Kitchen/Breakfast Room * Utility/Boot Room
Three Double Bedrooms * A Further Bedroom
Family Bath and Shower Room * Separate W.C.

Attached Annexe * Kitchen/Dining/Sitting Room * Double Bedroom
Family Bathroom

Gardens and Ancient Woodland of Approx. 9.5 Acres * Garaging
Off Road Parking * Outbuilding

Planning Permission to Redevelop to create a Contemporary Family Home

Harpers and Hurlingham

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This individual detached single storey property is located down a country lane on the rural outskirts of the village of Hawkhurst.

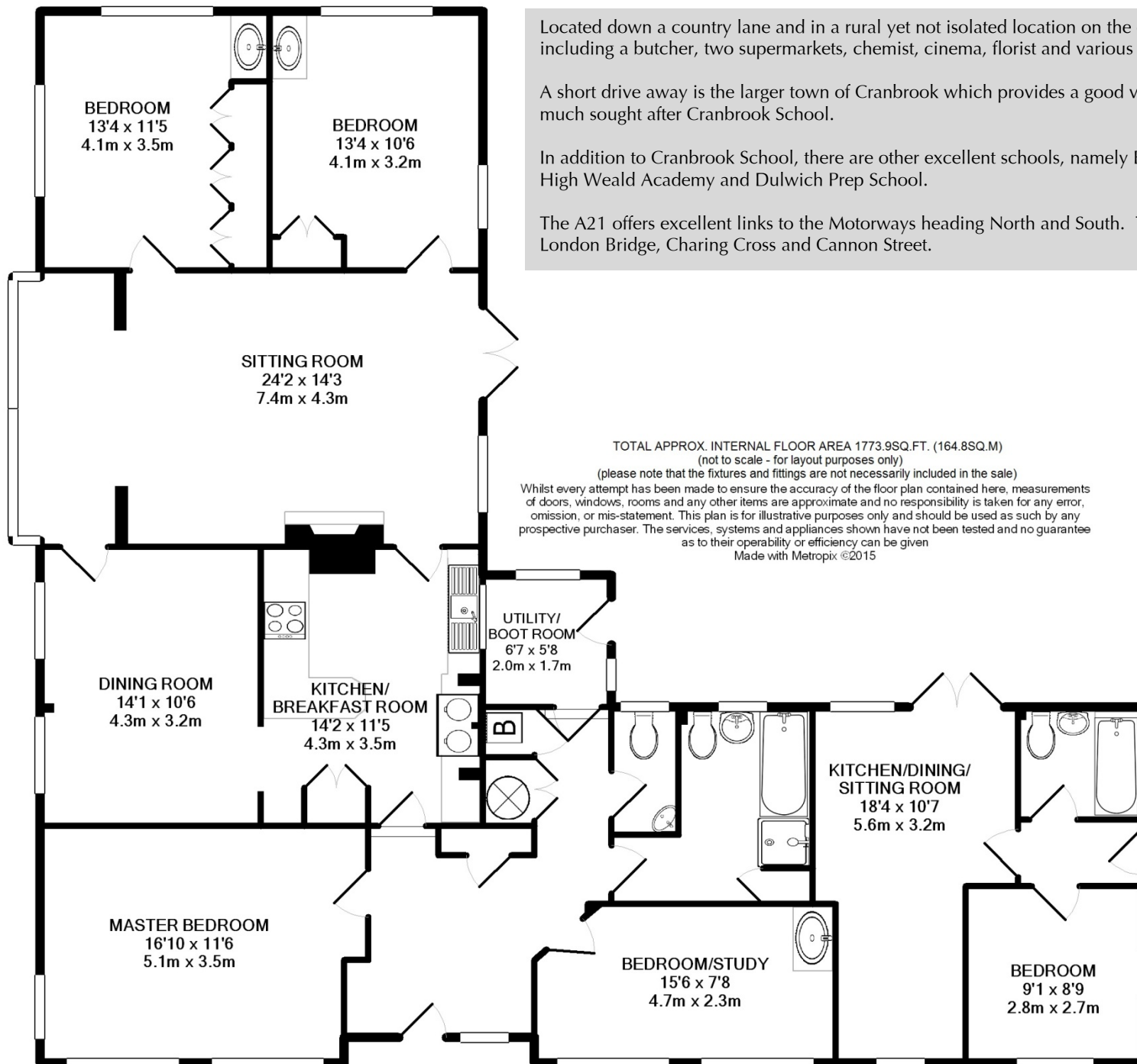
Whilst there is planning permission to redevelop the site, the current accommodation consists of a sitting room with fireplace and wood burning stove, a dining room, a kitchen/breakfast room, a utility/boot room, three double bedrooms and an additional bedroom, a family bath and shower room and a separate w.c. on the ground floor. There is also an attached annexe consisting of a kitchen/dining/sitting room, a bedroom and a family bathroom.

The planning permission allows for a modern, contemporary style build comprising an open-plan kitchen/dining room leading to a sitting room, a study, a utility room, a boot room, a separate w.c., a double guest bedroom with ensuite and three further double bedrooms, all ensuite, on the ground floor.

Whilst on the first floor there is provision for a master bedroom suite with dressing area, bath and shower room and views over the garden towards the woodland.

Outside the property is approached via a gravel driveway which passes the detached garaging and provides ample off road parking. Adjoining the drive which wraps around to the front door, the garden to the front is laid predominantly to lawn bordered with mature trees and hedgerow. To the side there is a paved terrace bordered with well stocked flower beds and lawn. To the rear the garden is laid to lawn bordered and interspersed with mature shrubs and over 30 varieties of trees. Within the garden there is a brick outbuilding. The gardens lead to the 8.5 acres of ancient woodland of predominantly native species such as Oak, Ash and Birch. A stream runs through the woodland which is also adorned with bluebells, foxgloves and wild orchids.

The interesting and unique property is located within the much sought after Cranbrook School Catchment Area.

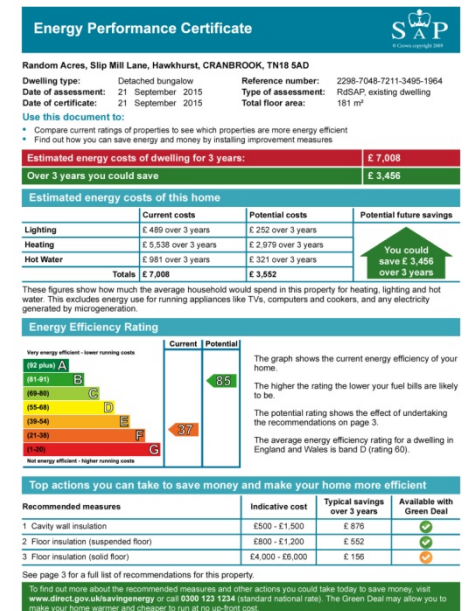


Located down a country lane and in a rural yet not isolated location on the outskirts of the village of Hawkhurst with all its local amenities including a butcher, two supermarkets, chemist, cinema, florist and various restaurants.

A short drive away is the larger town of Cranbrook which provides a good variety of shops, banks, supermarket, sports centre and the much sought after Cranbrook School.

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.



Mains electricity and water. Oil fired central heating. Private drainage.

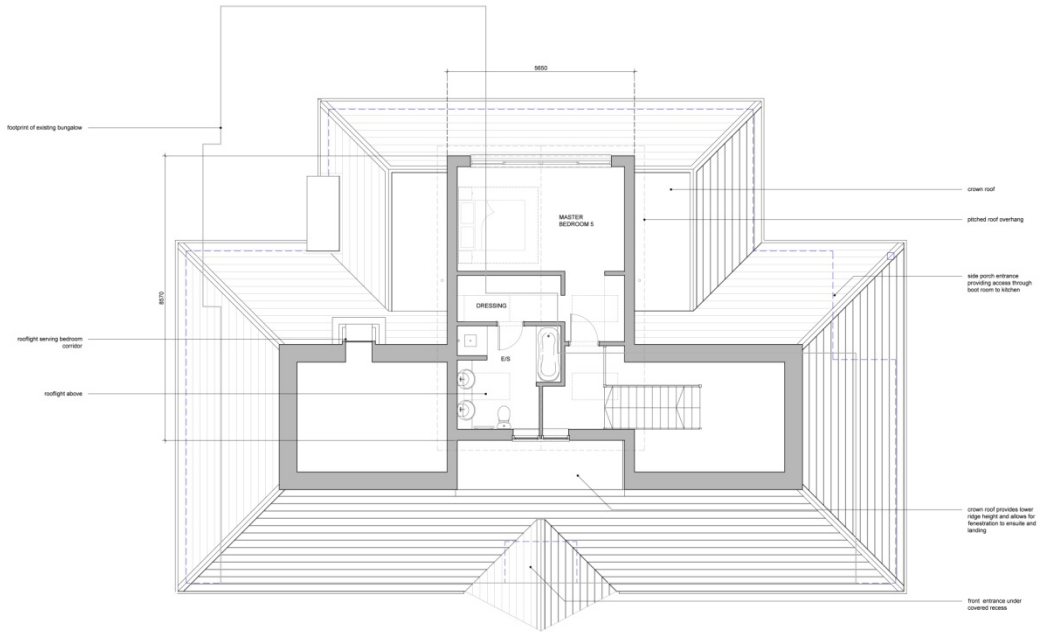
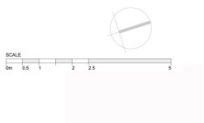
Planning reference: Tunbridge Wells Borough Council 14/505647/FULL

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



1 PLAN
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



1 PLAN
PROPOSED FIRST FLOOR PLAN
SCALE 1:50

