

# HAWKHURST, KENT





HIGH STREET, HAWKHURST, KENT TN18 4PX

## Charming Grade II Listed Elizabethan Farmhouse with South Facing Panoramic Wealden Views

Drawing Room \* Dining Room \* Garden Room \* Study  
Spacious Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Four Double Bedrooms \* Bathroom

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Attic Double Bedroom

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Gardens and Grounds approx. 3 Acres \* Off Road Parking  
Lawn Tennis Court \* Swimming Pool \* Greenhouse \* Garden Store

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On the outskirts of the village of Hawkhurst, this charming Grade II Listed Elizabethan farmhouse is believed to date from 1575 with later additions. On the market for the first time in 50 years, the farmhouse which sits in south facing gardens and grounds of approximately 2.9 acres is full of character from oak beams to sandstone fireplaces.

Believed to have once been three cottages, the unique layout consists of a double aspect drawing room with inglenook fireplace and copper hood, double aspect dining room with fireplace, study with inglenook fireplace, garden room with glass doors optimizing the views, for the age of the property a spacious kitchen/breakfast room, cloakroom and a former barrel vaulted ceiling dairy providing a utility room on the ground floor.

Accessed via two separate staircases, the first floor consists of a double aspect master bedroom with ensuite bathroom, four further double bedrooms, two with vanity units, and a family bathroom.

Stairs lead to the double aspect attic bedroom.

Nestled behind a high hedge, there is ample off road parking on the gated driveway. The garden is laid predominantly to lawn with an area laid out as a lawn tennis court. An espalier apple fenced terrace houses a heated swimming pool. Within the garden there is a greenhouse, a poly tunnel and a garden store.

Adjoining the garden there is an apple orchard, wooded area and two ponds.

This charming farmhouse benefits from being located within the much sought after Cranbrook School Catchment Area.





Located on the outskirts of the village of Hawkhurst, where the local amenities include a butcher, a Tesco and a Waitrose supermarket, 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, Dulwich Prep School and any number of state schools.

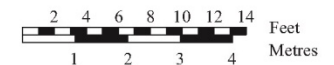
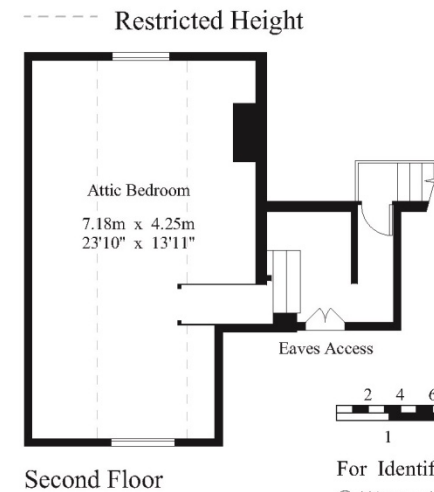
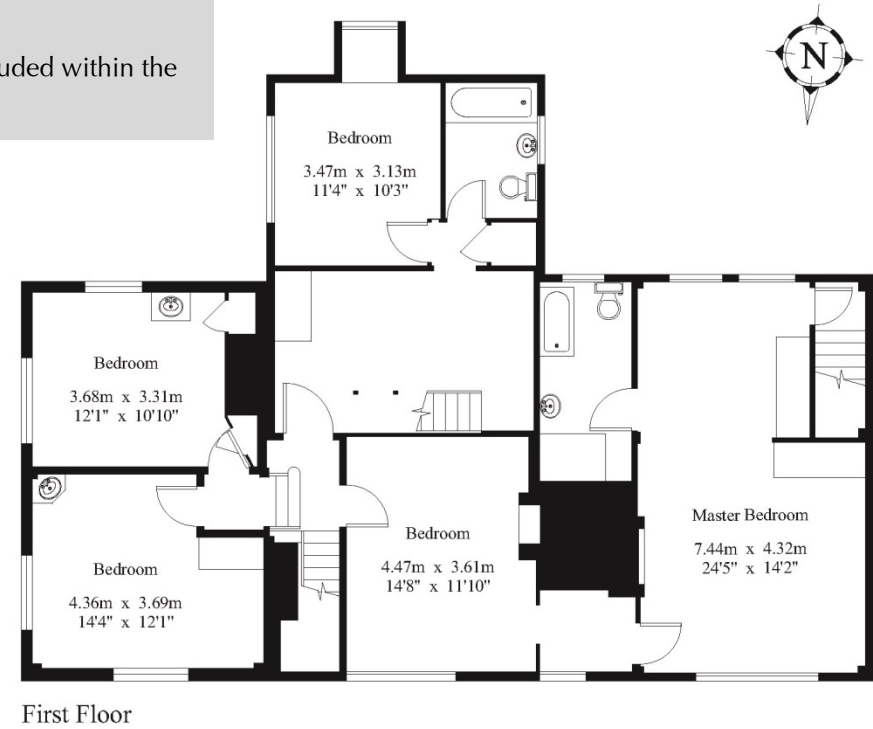
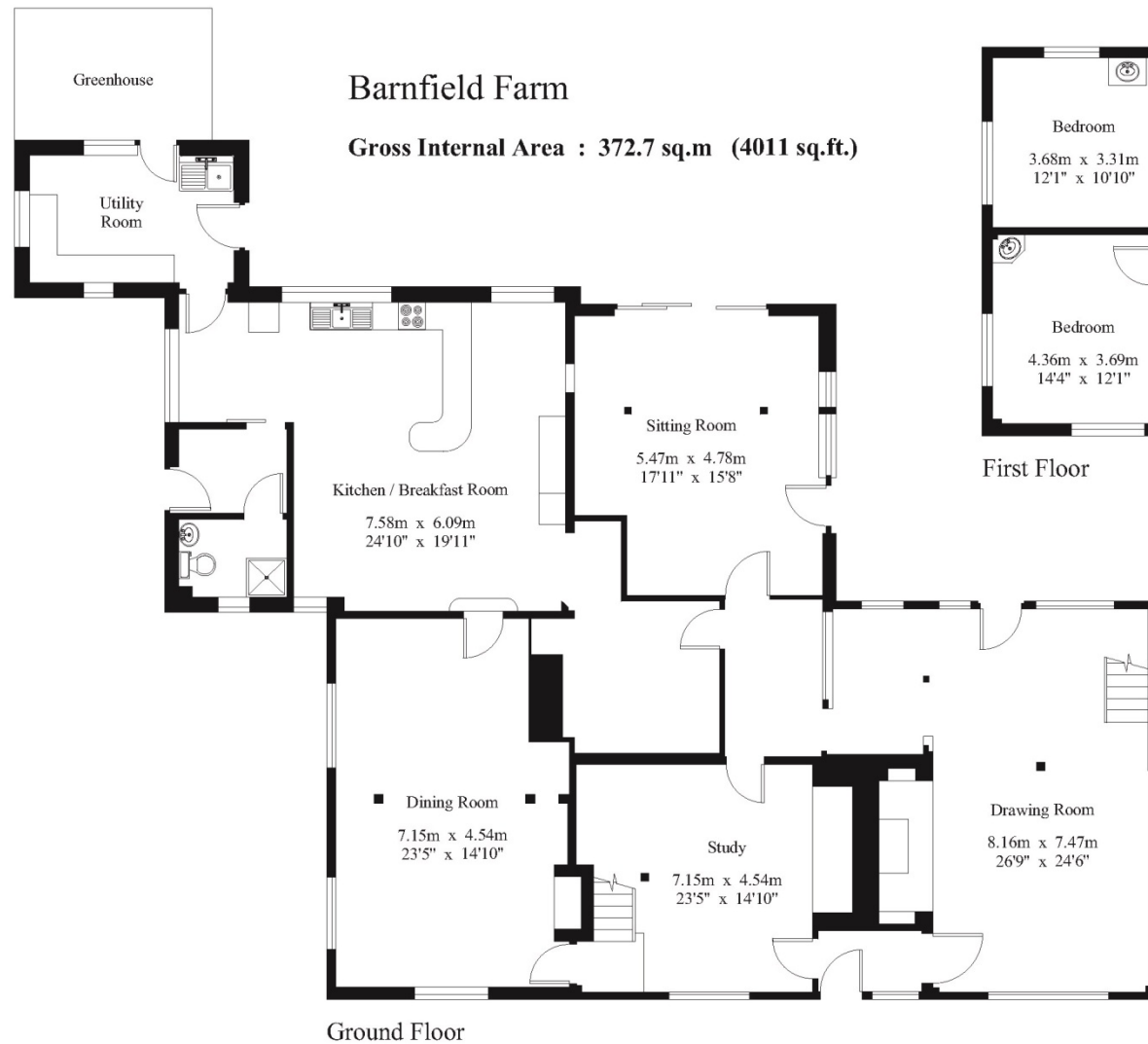
The A21 offers excellent links to the Motorways heading North and South. There are Mainline stations at nearby Etchingham approximately 6.9 miles or Staplehurst approximately 10.1 miles.

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

EPC Rating: Not applicable as this is a Grade II Listed building.

Tunbridge Wells Borough Council - Council Tax Band G

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



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