



'Our Focus Determines Your Reality'



Horns Road
Hawkhurst
Kent
TN18 4QS



Entrance Hall * Drawing Room * Family Room
Kitchen/Dining Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Stunning South Facing Garden * Detached Studio Annexe with Ensuite
Garden Store * Double Open-Bay Garage * Ample Driveway Parking



ELEGANT VICTORIAN FAMILY HOME

Tucked away at the end of a secluded tree-lined driveway, this stunning late 19th century home is a beautiful blend of period charm and modern living. Spanning three floors, it enjoys the high ceilings, sash windows, parquet flooring and features that celebrate its heritage.

The stylish accommodation is presented in immaculate condition and consists of an entrance hall with built-in storage and a cloakroom; a door opens into a double aspect kitchen/dining room with bay window with shuttered, double doors to the outside, and a second set of shuttered double doors to the outside, in the kitchen area. Also, on the ground floor there is an elegant drawing room with bay window, parquet flooring and a Charnwood burning stove.

A door in the kitchen/dining room opens onto stairs down to the basement where there is a utility room, bespoke oak fitted wine racks and a family/sitting room with double doors to the outside providing natural light.

An elegant staircase, flooded with light from a light well enhancing the home's airy ambiance, leads to the first floor where there is a double aspect principal bedroom with ensuite shower room and views towards the church, two double bedrooms, a further single bedroom and a striking family bathroom.





OUTSIDE

A secluded, tree-lined electric gated driveway leads to the detached double open bay garage with ample gravelled off-road parking.

The stunning landscaped garden is south facing and designed to provide interest and colour throughout the year. The sculpted lawn is bordered with mature flower and shrub beds and areas of paved terracing. Established trees can be found throughout the garden. A wildlife pond is set in a gravelled rockery bedding area. A pear arbour leads to a brick laid vegetable and cutting garden with raised beds.

Next to the house, there is a detached annexe which provides a bedroom and shower room, ideal as ancillary guest accommodation or to provide an income source via Air BnB.

In addition, there are three garden stores, a log store, shed and a greenhouse.

Occupying a convenient location for access to the main road network, the property is also a short walk from the Eight Bells pub, well regarded for its beers and food offering.







HAWKHURST AND CRANBROOK

Hawkhurst offers facilities including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants, an "Art" Cinema, two doctors' practices, a vets, opticians and dentist.

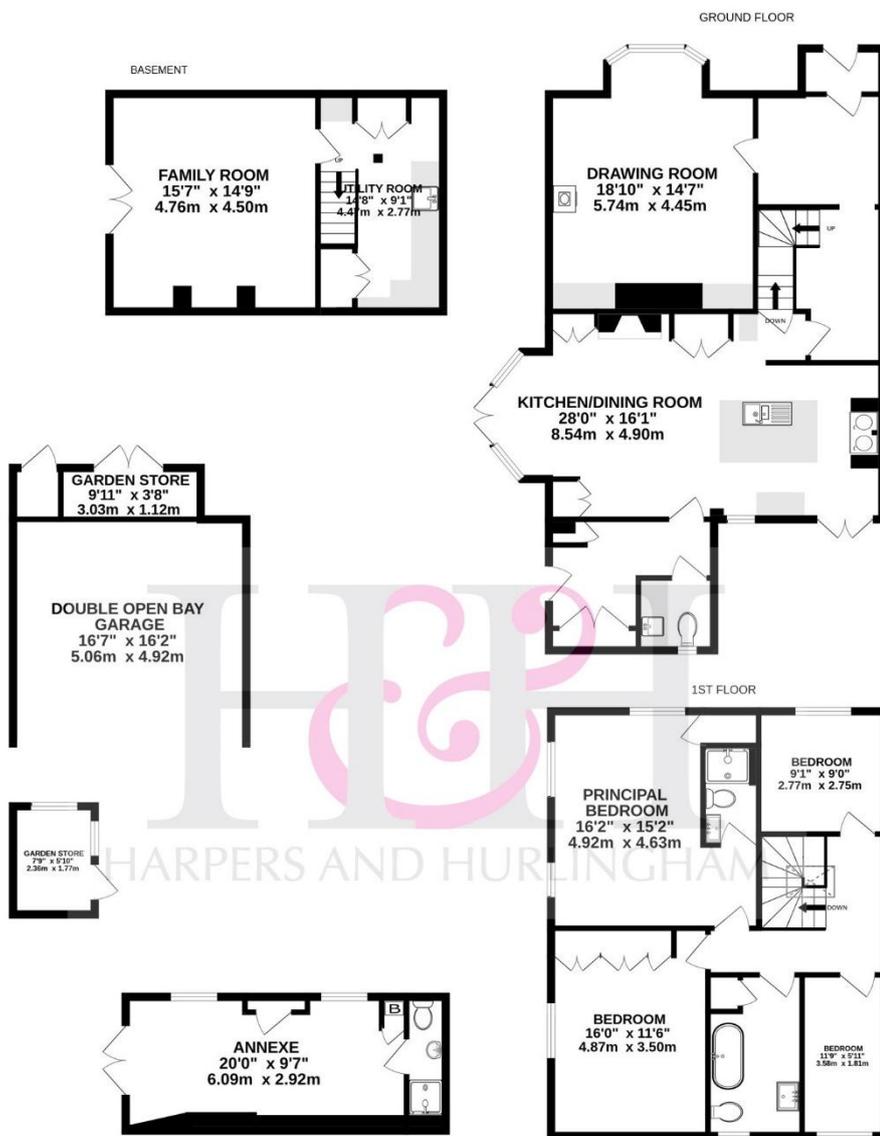
Cranbrook is renowned for its mix of shops, cafes, restaurants, boutiques and a good range of amenities. Dominating the town are the early stone church and the 19th century windmill. Both Hawkhurst and Cranbrook offer a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, St Ronans, and Dulwich School in the area.

Situated within a short drive of the A21 which provides access to the M25 both North and South bound. There is a mainline station at nearby Staplehurst with services into London.





TOTAL APPROXIMATE INTERNAL FLOOR AREA HOUSE 2,226SQ.FT. (206.8SQ.M.)

ANNEXE 230SQ.FT. (21.4SQ.M.)

OPEN BAY GARAGE 268SQ.FT. (24.9SQ.M)

(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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SERVICES

All mains services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C

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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