



'Our Focus Determines Your Reality'



Horns Hill  
Hawkhurst  
Kent  
TN18 4XD



Entrance Hall \* Sitting Room \* Dining Room \* Snug  
Kitchen/Breakfast Room \* Pantry \* Utility Room \* Cloakroom

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Principal Bedroom, Ensuite \* Bedroom Suite  
Three Further Bedrooms \* Family Bathroom

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Grounds Approximately 7 Acres \* Detached Holiday Let  
Summerhouse \* Swimming Pool \* Double Garage



## STRIKING FAMILY HOME WITH VIEWS

Sitting on a country lane on the outskirts of Hawkhurst, this striking Victorian family home enjoys stunning far-reaching views across the adjoining countryside. Believed to date from the Victorian era with later additions, this striking property provides a comfortable, spacious family home which benefits from a detached holiday let providing an income stream, a Summerhouse and garaging all sitting in approximately seven acres.

The accommodation consists of an entrance hall, a triple aspect sitting room with fireplace and double doors opening onto the terrace, a dining room, snug with bay window and fireplace, kitchen/breakfast room with a door to the garden, ladder and utility room which also has a door to outside, completing the ground floor there is a cloakroom.

On the first floor there is a double aspect principal bedroom with built-in storage and ensuite bathroom, a bedroom suite comprising a double bedroom, dressing room/nursery and a shower room, a further double bedroom, two good size single bedrooms and a family bathroom.



## OUTSIDE

Approached from a country lane, double gates open onto a sweeping gravel drive which leads to the house, the holiday let and the garaging, whilst providing ample parking. An area of lawn bordered with flower beds and interspersed with trees adjoins the drive. The house is sheltered from the lane by a border of mature hedgerow and trees.

A brick wall divides the drive from the elevated, fenced, paved area housing the swimming pool and pool house, which is approached through a gate. Alongside the pool area there is a brick laid terrace again elevated and enjoying stunning views. The garden is laid to lawn with established hedges, shrubs, trees and flower beds. A gate opens into the paddock behind. There is a charming Summerhouse with its own terrace and a charming kitchen garden.

The detached holiday let, The Stables, is tucked away and consists of an entrance hall, a triple aspect sitting/dining room/kitchen with double doors opening onto its own garden, a double bedroom with built-in storage and an ensuite shower room.







## 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 Etchingham, on the Hastings Line, approximately 8 minutes' drive or a little further away at Staplehurst, on the Ashford Line, with services into London.

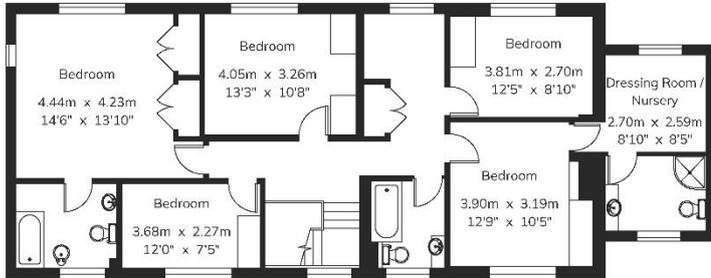




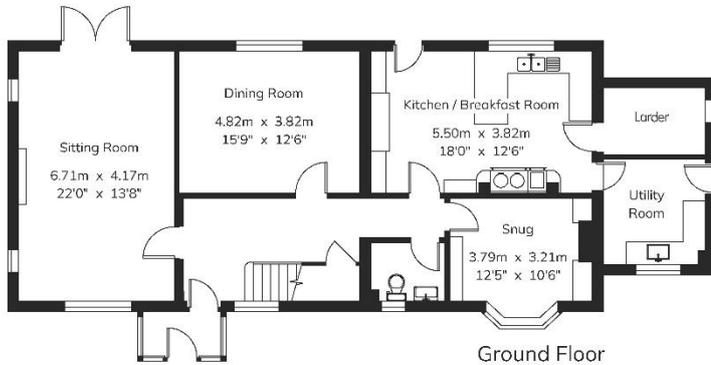
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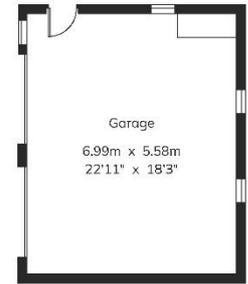
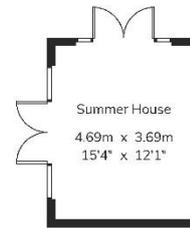
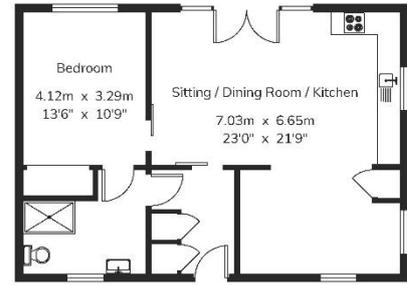
House - Gross Internal Area : 240.9 sq.m (2,593 sq.ft.)  
 The Stable - Gross Internal Area : 71.1 sq.m (765 sq.ft.)  
 Summer House - Gross Internal Area : 17.8 sq.m (191 sq.ft.)  
 Garage - Gross Internal Area : 39.2 sq.m (421 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity, gas and water. Gas fired central heating. Private Klargester Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: House D  
 The Stables B

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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