



'Our Focus Determines Your Reality'



Potters Lane
Hawkhurst
Kent
TN18 5BB



Entrance Hall * Sitting Room * Kitchen/Breakfast/Dining Room
Garden Room
Ground Floor Double Bedroom * Office * Shower Room

Principal Bedroom with Ensuite
Two Further Double Bedrooms * Family Bathroom
Family Shower Room * Sitting/Family Room

Garden and Paddock Approx. 2.7 Acres * Pond * Swimming Pool
Off Road Parking



VERSATILE DETACHED FAMILY HOME WITH VIEWS

This well-proportioned, light-filled family home provides a versatile layout in a convenient location between the village of Hawkhurst and the sought-after Wealden Town of Cranbrook. Set in approximately 2.7 acres of grounds including a paved terrace hosting a swimming pool, the property also enjoys far-reaching countryside views.

The property offers flexible accommodation and as currently configured provides an entrance hall, a triple aspect sitting room with a bay window, parquet woodblock floor and an open fireplace, a triple aspect kitchen/breakfast/dining room with access onto the terrace and a garden room; a double bedroom with adjoining office and a shower room leading from a hallway with its own entrance to outside completes the ground floor.

From the hallway a staircase leads up to a first floor sitting/family room; it would be possible to create a self-contained annexe incorporating this with the ground floor bedroom and shower room if required to create an option for multi-generational living.

A staircase in the entrance hall leads to the first floor where there is a principal bedroom with ensuite shower room, two further double bedrooms, a family shower room and a family bathroom.





OUTSIDE

Electric gates open on to a driveway providing ample off-road parking, bordered with mature hedging. There is sufficient space to add a garage, subject to the necessary planning, if required.

The garden wraps around the property opening onto a terrace with a swimming pool. Steps lead from the terrace to an ornamental pond with a bridge and a jetty. The remainder of the garden is laid predominantly to lawn with well-stocked flower and shrub beds and established trees.

Adjoining the garden is a post and rail fenced paddock.





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.

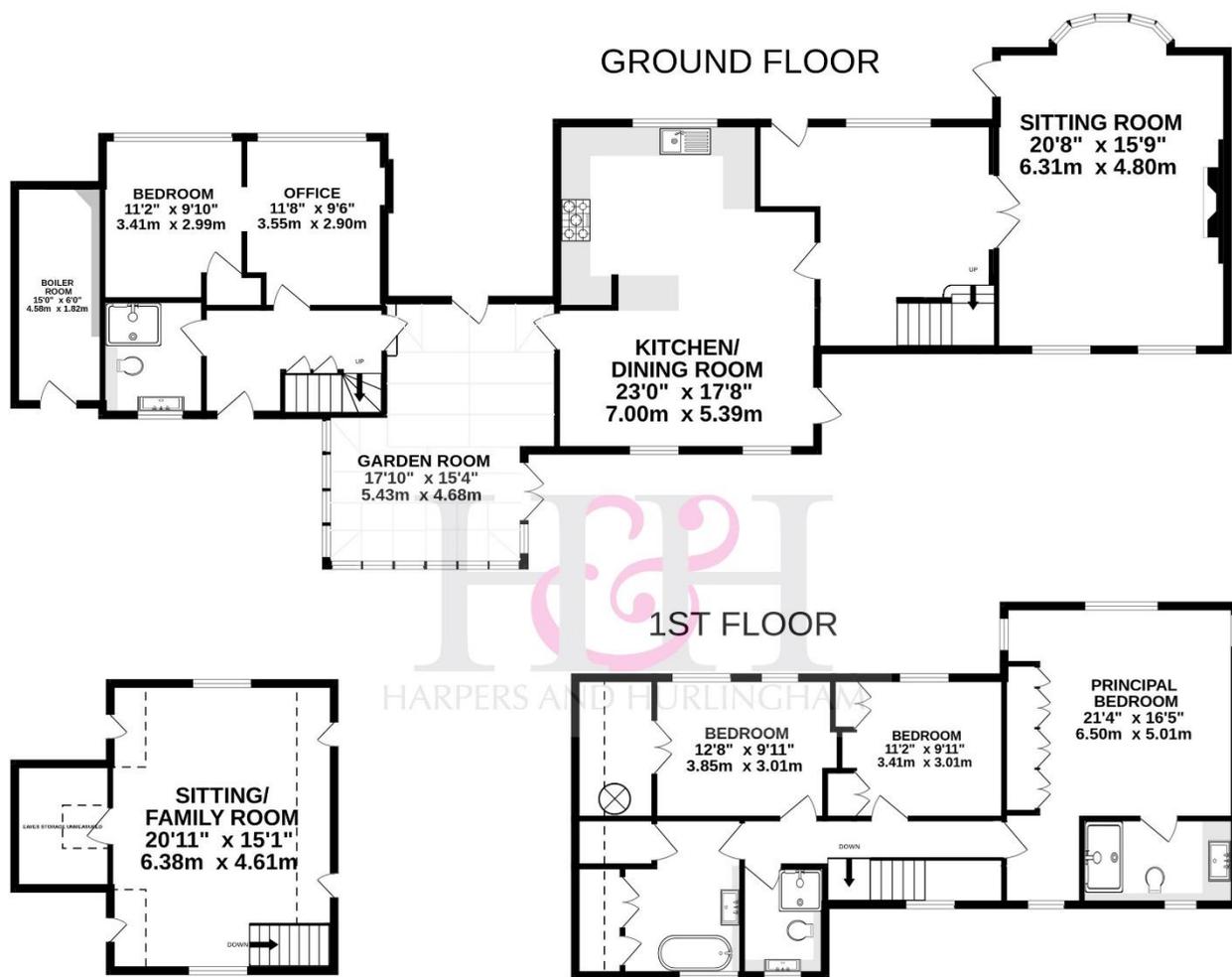
SCHOOLS AND CONNECTIONS

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 (excluding Boiler Room) 2,608.1SQ.FT. (242.3SQ.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

Mains electricity, gas and water. Gas fired central heating. Private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

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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