

HAWKHURST KENT





HIGH STREET, HAWKHURST
KENT TN18 4JS

Elegant Grade II Listed Family Home

Entrance Hall * Drawing Room * Dining Room * Study
Kitchen/Breakfast Room * Cloakroom * Boiler Room
Conservatory with Swimming Pool

Extensive Cellars including Wine Cellar

Triple Aspect Sitting Room with Two Fireplaces
Master Bedroom with Ensuite Bathroom
Double Bedroom with Ensuite Bathroom

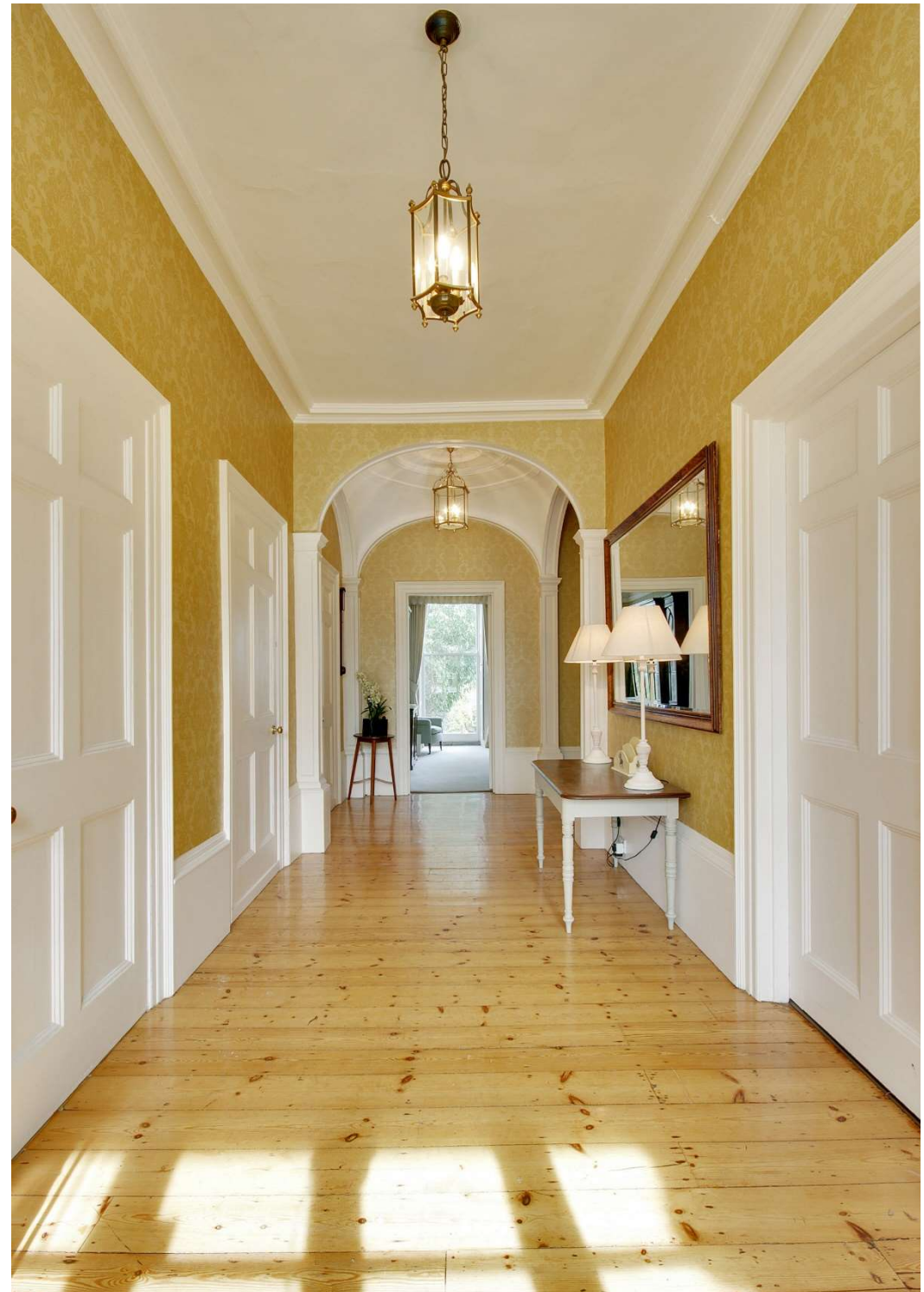
Four Double Bedrooms (One Ensuite) * Family Bathroom

Garden and Terrace Approximately 1 Acre

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Enjoying an elegant setting, this major portion of an imposing Grade II Listed, 19th Century property, is located in the Wealden village of Hawkhurst. Originally built for the Lord Mayor of London to a classical Georgian design, the property is full of character from shuttered windows, moulded architrave and ceiling cornices to the impressive portico.

With higher-than-normal ceilings, the well-proportioned accommodation consists of a light and airy entrance hall with impressive staircase, drawing room with fireplace and door opening to the garden, dining room with log burning stove, double-aspect study with fireplace, kitchen/breakfast room leading to the conservatory and indoor swimming pool. There is also a cloakroom and boiler room on the ground floor.

A door leads to the extensive cellars including a wine cellar.

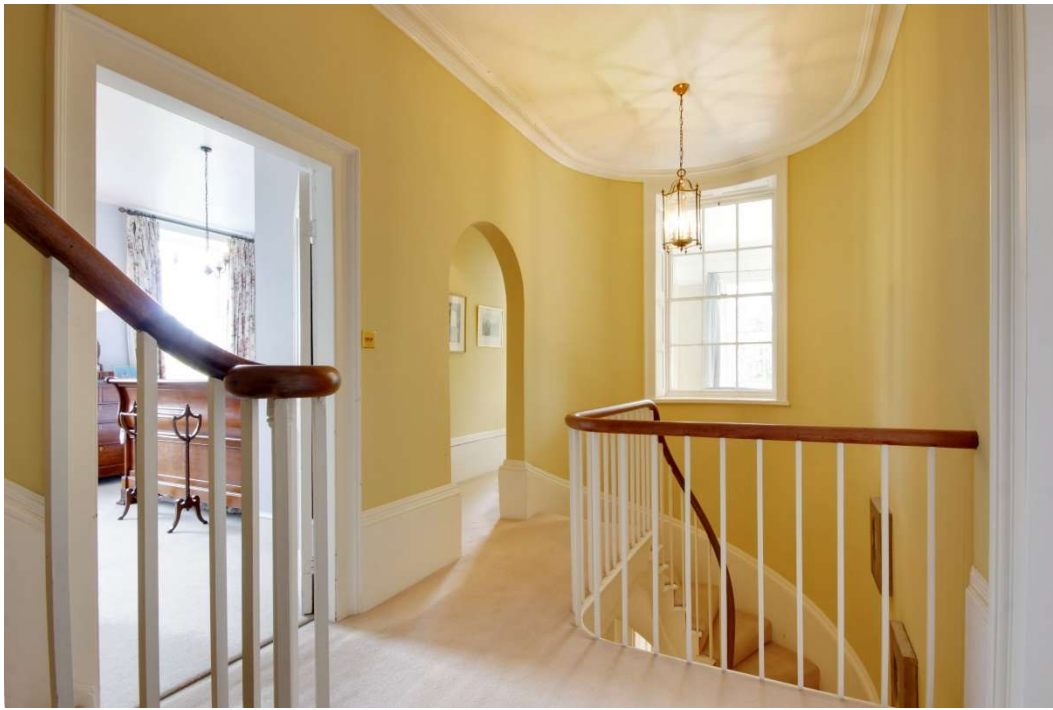
On the first floor there is a triple-aspect sitting room with two fireplaces, a master bedroom with ensuite bathroom and walk-in wardrobe and further double bedroom with fireplace and ensuite bathroom.

On the second floor there are four double bedrooms, one with ensuite bathroom and a family bathroom.

The property sits in approximately 1 acre of garden and is approached via a gravel driveway which provides ample parking and leads to a garage. The garden is laid predominantly to lawn with an enclosed paved terrace and mature shrubs, plants and trees.

This striking property is within walking distance of the centre of the village.



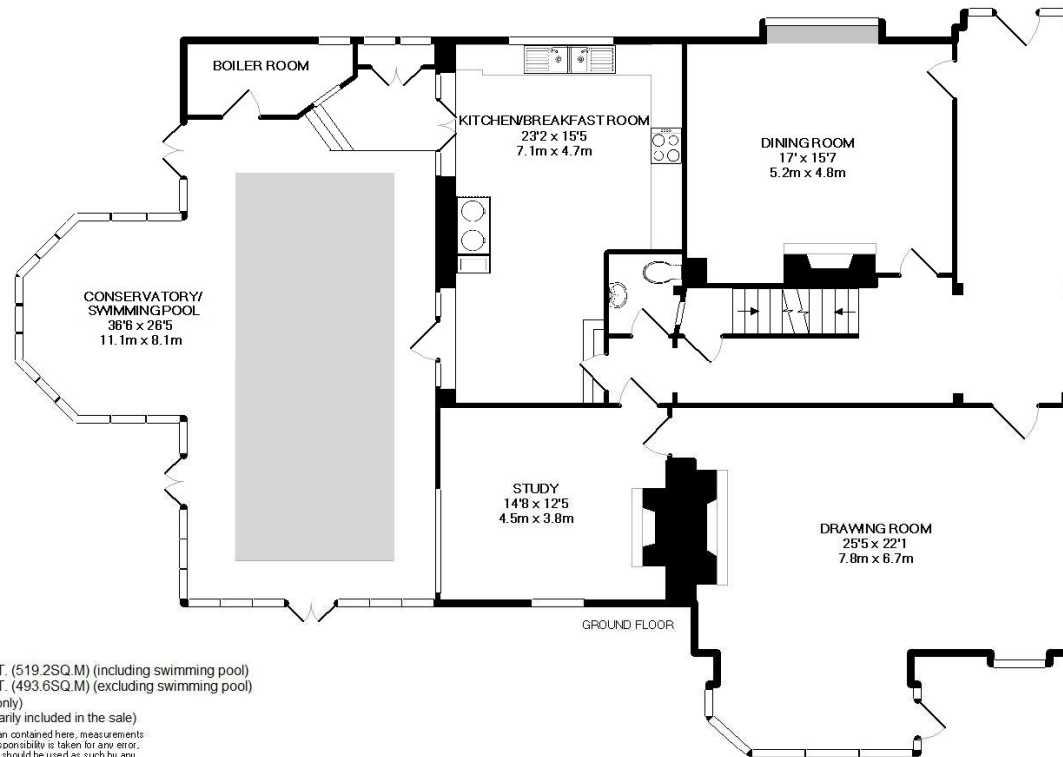
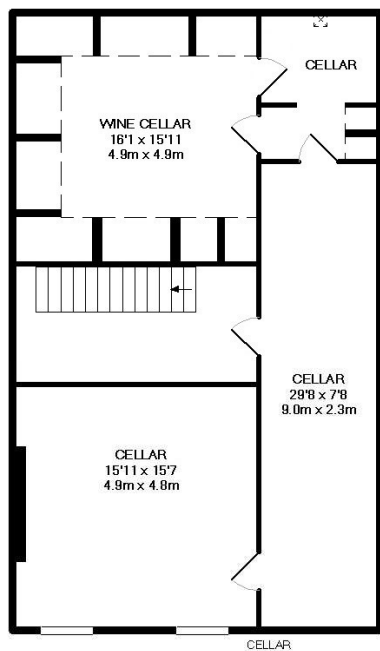


Hawkhurst has local amenities including a butcher, a Waitrose and Tesco, chemist, the Kino cinema, florist and various restaurants.

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

There are excellent schools in the area, namely Bethany, Benenden School, Cranbrook 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.



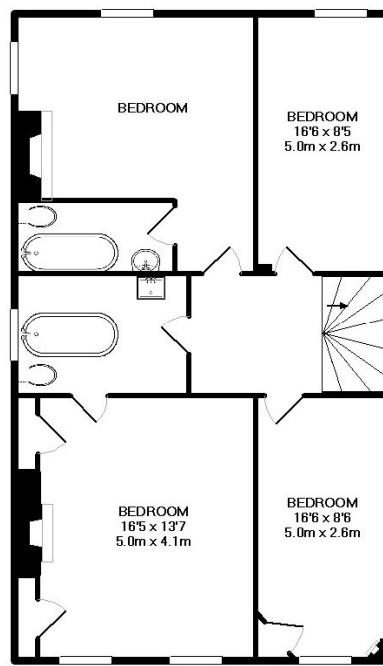
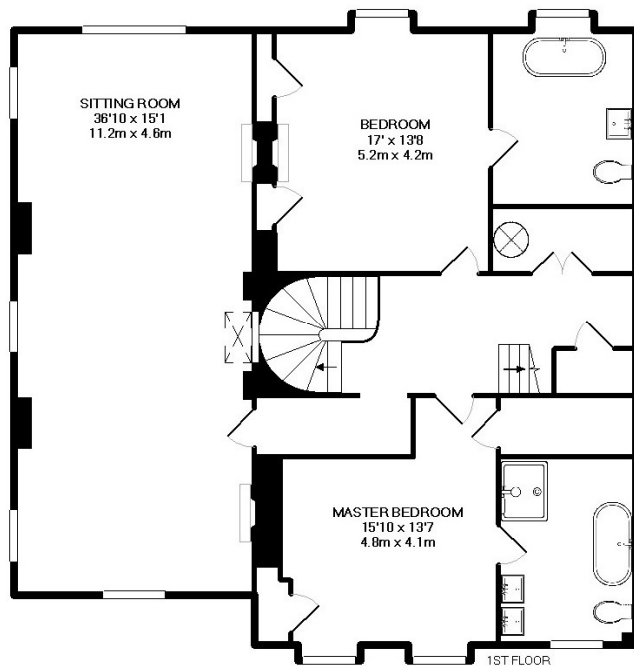
TOTAL APPROXIMATE INTERNAL FLOOR AREA 5588 1SQ.FT. (519 2SQ.M) (including swimming pool)
5312.6SQ.FT. (493.6SQ.M) (excluding swimming pool)

(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 floor plan 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, water and drainage.

EPC Rating: n/a

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.



