



'Our Focus Determines Your Reality'



Silver Hill  
Hurst Green  
East Sussex  
TN19 7PU



Reception Hall \* Drawing Room \* Dining Room \* Conservatory  
Kitchen/Breakfast Room \* Utility/Cloakroom \* Shower Room

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Cellars \* Exterior Store Room

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Principal Bedroom with Ensuite \* Five Further Double Bedrooms  
Family Bathroom \* Family Shower Room

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Extensive Mature Garden \* Ample Off Road Parking



## GRADE II LISTED GEORGIAN FAMILY HOME

Situated on the edge of the village of Hurst Green, this stunning Grade II Listed Georgian property offers substantial (4,152 sq.ft) stylish accommodation with the high ceilings synonymous with the period.

Presented in immaculate order throughout, the layout consists of a reception hall with bar and open fire place which opens into a double aspect sitting room with fireplace and doors opening to the garden, a dining room with doors to the garden, a kitchen/breakfast room, rear hall, utility/cloakroom and a shower room on the ground floor. Stairs lead down to the cellar which comprises two rooms. On the first floor there is a principal bedroom with ensuite shower room, five further double bedrooms, a family bathroom and a family shower room.

Set in a charming enclosed garden which is laid predominantly to lawn boarded with mature hedging and includes mature fruit trees and areas of paved terracing ideal for outside entertaining and a pergola with productive vine. There is ample off road parking with the property.

This elegant property is conveniently located for transport links to the main road and rail networks.



## HURST GREEN

The property is located on the outskirts of the village of Hurst Green which provides a variety of local shops for every day needs, for more extensive shopping there is nearby Wadhurst, Hawkhurst or a little further afield Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

The area offers state and independent schools providing both primary and secondary education.

The transport links are excellent with the A21 linking with the major road networks and the nearby mainline railway station at Etchingham providing services into London Charing Cross.



# Ingram House

Gross Internal Area : 385.7 sq.m (4,152 sq.ft.)



## SERVICES

Mains electricity, water and drainage. LPG for cooking.

EPC Rating: n/a

Rother District Council - Council Tax Band tbc

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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