



'Our Focus Determines Your Reality'



Talbot Road  
Hawkhurst  
Kent  
TN18 4NE



Entrance Hall \* Drawing Room \* Sitting Room \* Family Room  
Study \* Kitchen/Breakfast Room \* Dining Room  
Utility Room \* Shower Room  
Cellar Wine Store \* Cellar Storeroom

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Principal Bedroom Ensuite \* Four Further Double Bedrooms  
Nursery/Bedroom \* Family Bathroom

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Grounds just under 0.5 Acre  
Coach House/Stable with Games Room Above



## STRIKING GRADE II LISTED FAMILY HOME

Believed to date from the 18th century with later 19th and 21st century additions this striking Grade II Listed family home occupies a prominent position on the edge of the Moor on the outskirts of the village of Hawkhurst.

A fusion of period features, including high ceilings, ceiling roses and picture rails, with modern living, this well-proportioned family home sits in just under 0.5 acres of grounds with a detached coach house and stable with games room above and the potential of a self-contained annexe.

The accommodation consists of an entrance hall, a drawing room with bay window and fireplace with log burning stove, a family room again with a bay window and a decommissioned fireplace, a study, a stunning triple aspect, vaulted kitchen/breakfast room with sliding doors creating a wall of glass opening onto the terrace, a pantry and steps leading up to the dining room, and a double aspect utility room with door to outside, on the ground floor. Also, on the ground floor there is a sitting room, a shower room and a lobby with door to the garden; from the sitting room a staircase leads to a double aspect double bedroom making this area ideal as a self-contained annexe.





From the entrance hall stairs lead down to the cellar which is currently used as a wine store and a storeroom.

On the first floor there is a principal bedroom with bay window and ensuite shower room, two further double bedrooms, one with bay window and one which is double aspect, a nursery/bedroom and a family bathroom.

Outside a pedestrian gate in a white picket fence, which encloses the garden to the front, opens onto a path leading across the lawn to the front door. Double gates to the side open onto the brick driveway which leads to the detached coach house with attached stable/storeroom, with games room above. An elevated terrace enjoys views across the enclosed garden to the rear, which is partially walled, laid predominantly to lawn bordered with mature hedging and trees. There is a garden store in the garden.



## HAWKHURST

Hawkhurst offers a selection of good shops including a Chemist, Butcher/Provision Store, Florist, Baker, Hairdressers, Petrol Station, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two Doctors' Practices, a Vet, Optician and Dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

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

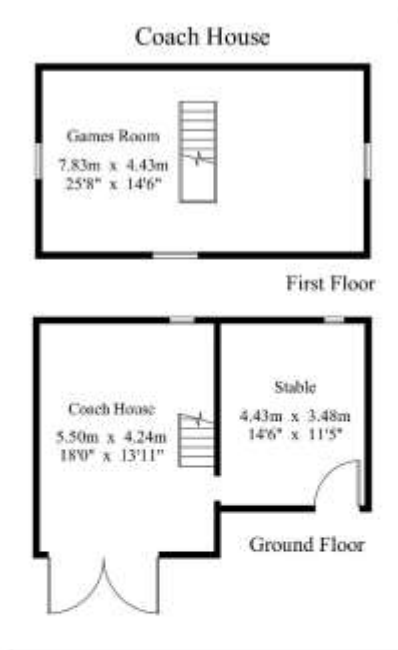
Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.











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## Moor Lodge

House - Gross Internal Area : 268.8 sq.m (2893 sq.ft.)  
Coach House - Gross Internal Area : 74.7 sq.m (804 sq.ft.)



## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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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