



'Our Focus Determines Your Reality'



Whites Lane
Hawkhurst
Kent
TN18 5DD



Drawing Room * Sitting Room * Kitchen/Breakfast Room
Utility Room * Cloakroom * Double Bedroom * Shower Room
Cellar

Principal Bedroom with Ensuite
Four Further Bedrooms, One Jack 'n' Jill to Family Shower Room
Separate Family Bath/Shower Room

Grounds Approximately 19 Acres * Heated Swimming Pool
Two Outbuildings, currently Gyms * Three further Secluded Sheds
* Garaging * Trailer Store/Barn
Four Stables and Wash Bay in American Style Barn * Manege



ATTRACTIVE GRADE II LISTED FARMHOUSE WITH 19 ACRES

This stunning Grade II Listed farmhouse, sitting in approximately 19 acres, occupies a rural location on the edge of the village of Hawkhurst. Exuding character, the farmhouse, believed to date from the early 1640s, is a fusion of the old and the new, exhibiting period features throughout whilst offering the comfort of modern living.

The well-proportioned, light and airy accommodation consists of a double aspect drawing room with feature fireplace and ornate wood burning stove, double aspect sitting room with fireplace and log burning stove, and doors to the garden. There is also a double aspect kitchen/breakfast room with door to outside, a utility room also with door to outside, cloakroom, double bedroom with doors to the garden and an ensuite shower room, all on the ground floor. A door leads down a staircase to a cellar with natural light.

Two staircases lead to the first floor, a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms, one with access to the Jack 'n' Jill family shower room.

The second floor is accessed via a further two staircases where there are an additional two double bedrooms, a family bath/shower room and storage.





Gates open onto a gravel driveway which leads to the front of the house, a carriage circle and the two-bay car port and garage.

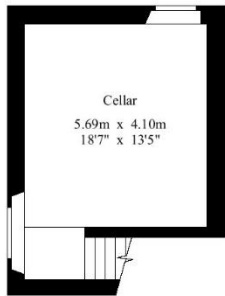
Sitting in approximately 2 acres of attractive garden, with lawn, paved terracing, established, well-stocked flower and shrub beds, mature trees, and a heated swimming pool together with a summer house and an outbuilding currently used as a gym. There are a further three secluded sheds/garden stores. In the corner of the garden, there is a natural pond, ideal for attracting local wildlife. The remaining 17 acres consist of a lavender field, an acre of forest and paddocks together with equestrian facilities comprising an American style barn with 4 stables, a wash box, feed and storage area, additional internal space ideal for covered tie-up or further storage but could accommodate 10 stables if required, a 20m x 40m manege and a trailer store/barn.

This stunning property occupies a convenient location a short distance from Hawkhurst village centre, with easy access to the main road and rail networks and the much sought-after Cranbrook School Catchment Area.

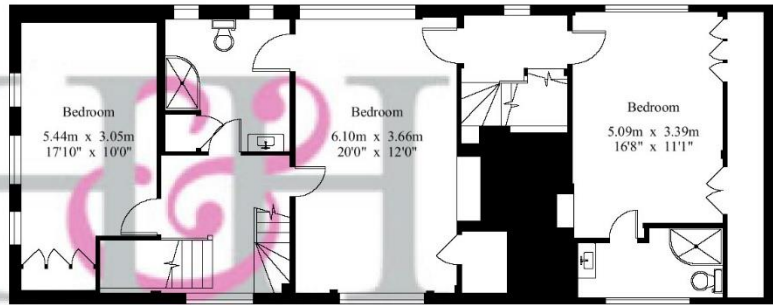


Duvals Farmhouse

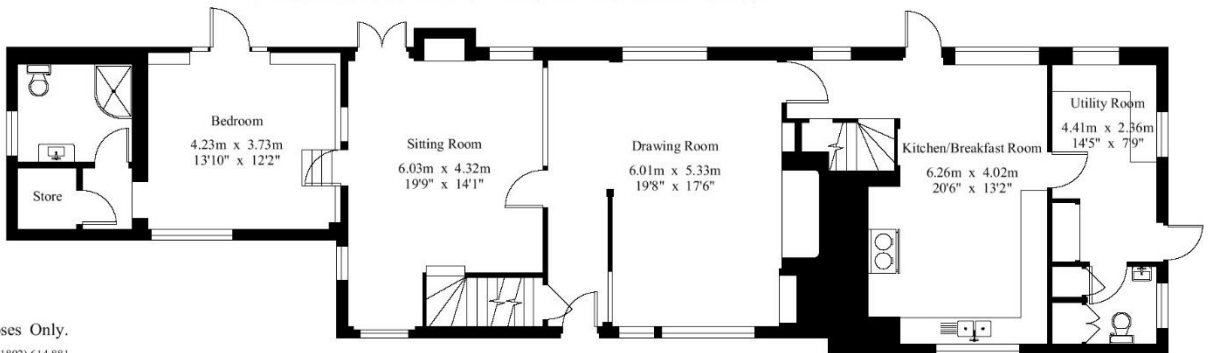
Gross Internal Area : 328.3 sq.m (3,534 sq.ft.)



Cellar



HARPER AND HURLINGHAM



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HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, 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 vets, opticians 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.

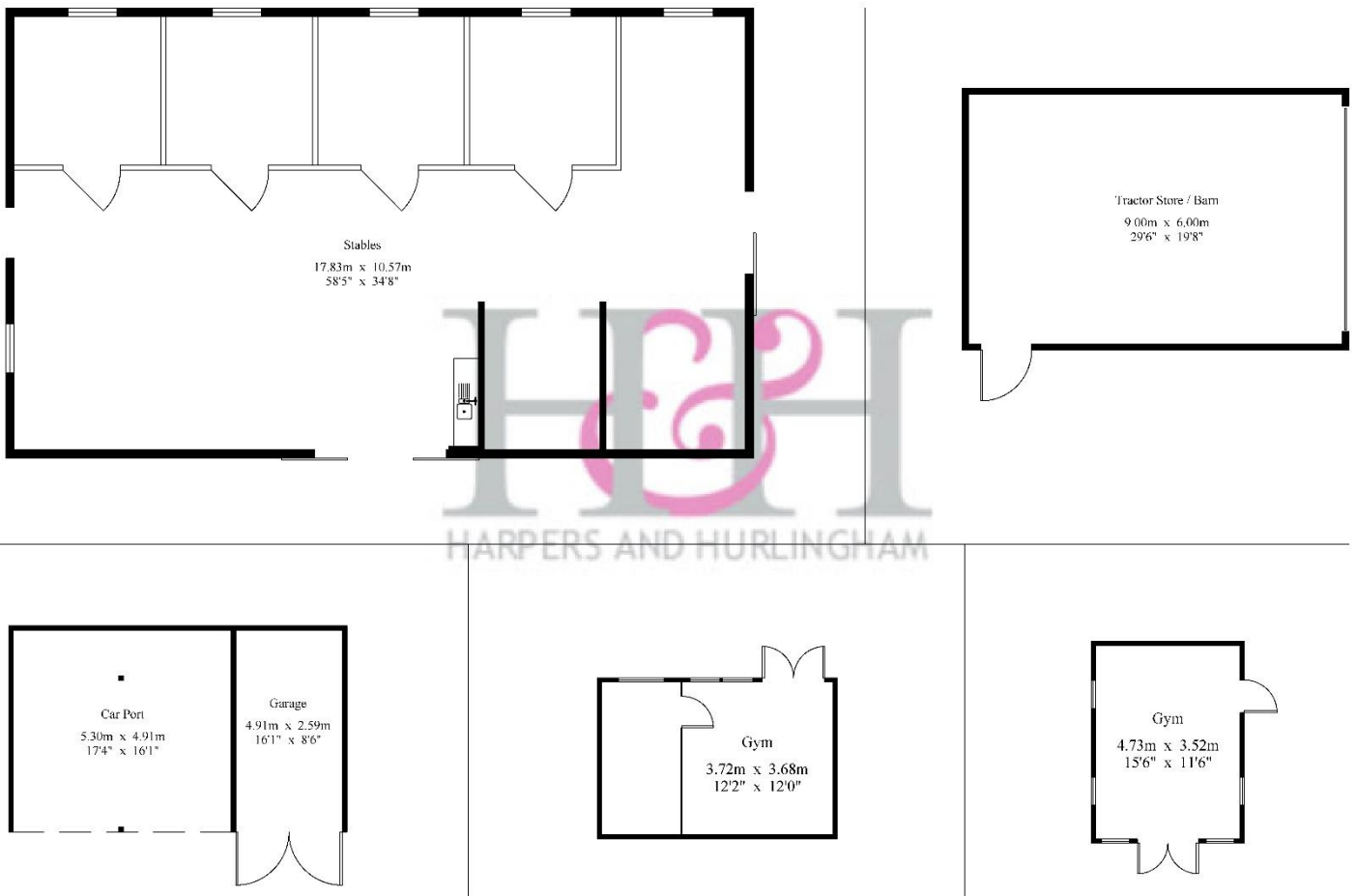
SCHOOLS AND CONNECTIONS

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

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 Etchingam, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.







SERVICES

Mains electricity and water. Oil fired central heating. Private 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.



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