



'Our Focus Determines Your Reality'



Trenley Lane
Hawkhurst
Cranbrook
Kent
TN18 5AH



Drawing Room * Sitting Room * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Guest Bedroom with Ensuite
Two Further Double Bedrooms * Family Bathroom

Two Attic Rooms with Permission for
Additional Bedroom and Bathroom



STRIKING GRADE II LISTED FARMHOUSE

On the edge of Bedgebury Forest, this striking Grade II Listed farmhouse fuses character features with modern living to provide a comfortable family home in a rural farm hamlet location. The farmhouse sits in grounds of just under half an acre and enjoys stunning far reaching countryside views.

Whilst retaining the character and charm of a property of this period, the farmhouse offers comfortable family accommodation consisting of a double aspect drawing room with an impressive inglenook fireplace, a sitting room with a further inglenook fireplace, utility room, a cloakroom and a triple aspect kitchen/breakfast room with doors to a large terrace overlooking the gardens and land.

On the first floor there is a principal bedroom with ensuite shower room, a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

On the second floor there are two attic rooms with permission to create a further bedroom and a bathroom.



Outside the farmhouse sits in grounds of just under half an acre.

The drive to the farm hamlet leads to the paved off-road parking. A path leads from the parking area to the front door and around to the paved terrace from which to enjoy the countryside views.

The garden wraps around the farmhouse and is laid predominantly to lawn with mature hedging and trees, a pergola with wisteria and established flower and shrub beds.









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 Prep 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.

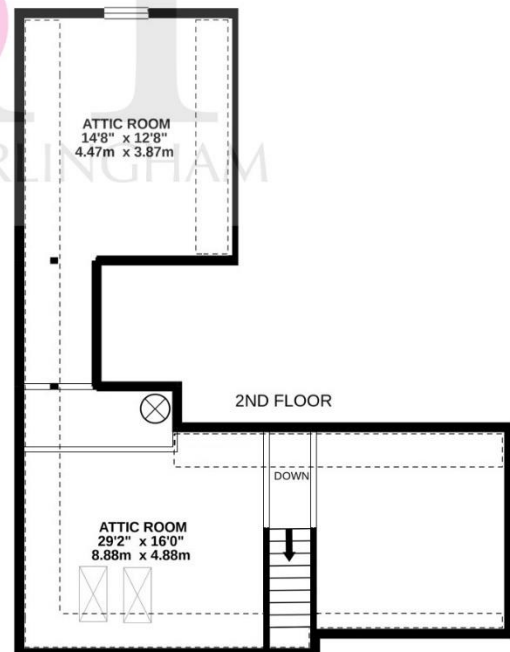
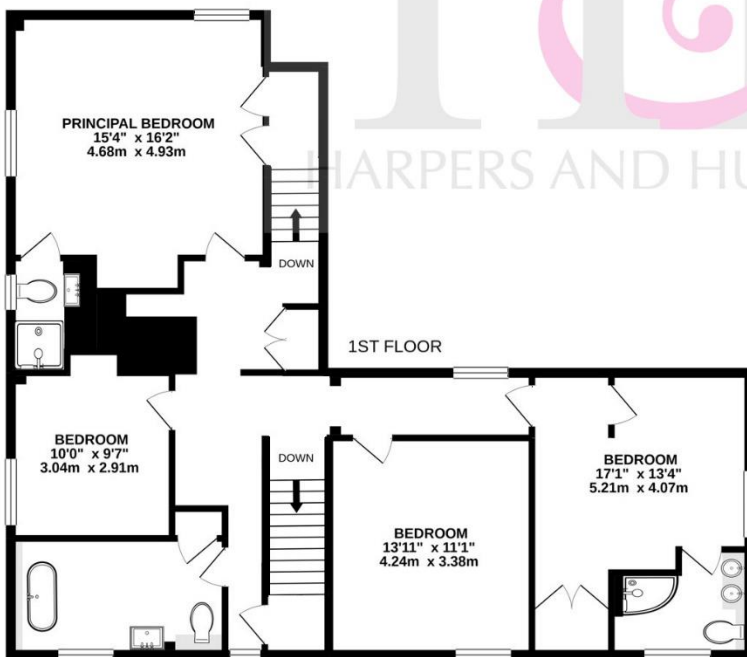
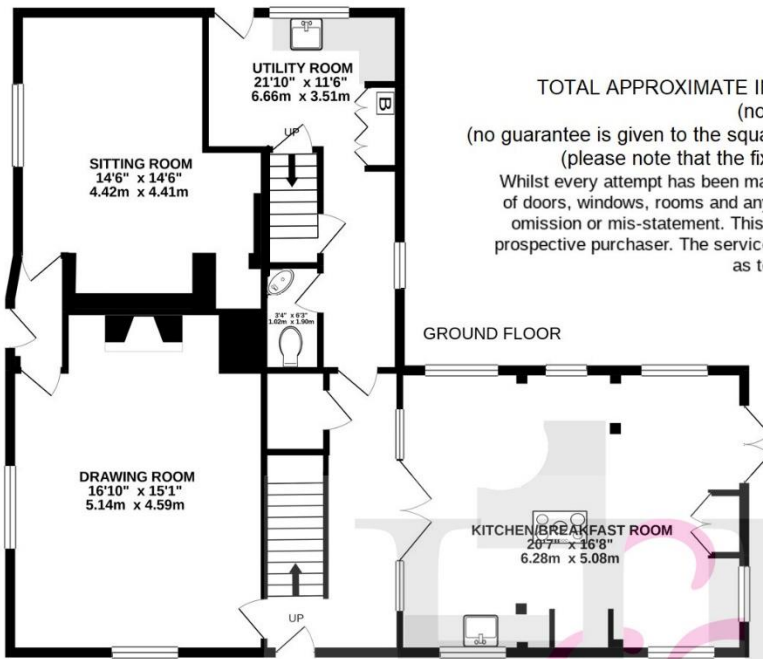


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2,604.8SQ.FT. (242SQ.M.)
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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.

Made with Metropix ©2020



SERVICES

Farmhouse - Mains electricity and water. LPG tank sunken in garden. Private drainage.

EPC Rating: Farmhouse - n/a

Tunbridge Wells Borough Council - Farmhouse 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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com