

HAWKHURST KENT





OCKLEY LANE, HAWKHURST, KENT TN18 5EX

Substantial Detached Grade II Listed Farmhouse

Drawing Room * Sitting Room * Dining Room * Music Room
Conservatory * Kitchen/Breakfast Room * Utility Room * Cloakroom
Boot Room

Master Bedroom Suite * Three Double Bedrooms * Bedroom/Study
Family Bath and Shower Room

Annexe * Sitting Room * Kitchen/Breakfast Room
Two Double Bedrooms * Family Bathroom

Gardens and Grounds Approx. 12 Acres * Swimming Pool * Stables
Outbuildings * Manege

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com





This substantial detached Grade II Listed farmhouse is situated in an idyllic rural position set down a country lane. Entered via electric gates the drive passes the stable block on the way to a large turning circle to the front of the property.

Inside the entrance hall leads to a double aspect sitting room with woodburning stove, the music room with doors opening to the garden and the dining room with open fireplace and wooden floor. Between the music room and the sitting room is the drawing room with inglenook fireplace, wooden floor and exposed beams, doors lead to the conservatory which over looks the swimming pool. The triple aspect kitchen/breakfast room leads from the dining room and has a door opening into a walkway leading to the barn annexe. There are also a boot room, cloakroom and utility room on the ground floor.

On the first floor there is a master bedroom suite with inglenook fireplace, his and her dressing areas and an ensuite bath and shower room. There are a further three double bedrooms, one with dressing area and two with wash basins and a further bedroom/study. There is also a family bath and shower room.

The barn annexe is attached to the main house by a walkway and comprises a sitting room with french doors, a fitted kitchen/breakfast room, a master bedroom, a further double bedroom and a family bathroom.

Outside the equestrian facilities consist of three horse and one pony stables, a heated tack room, feed room, a tractor shed with two internal stables and various outbuildings. There is a 40m x 20m manege and approximately 12 acres of paddocks. The heated swimming pool is located within the gardens.

There is ample off road parking including a hard standing suitable for a lorry or trailer.

The property benefits from being located in the Cranbrook School Catchment Area.

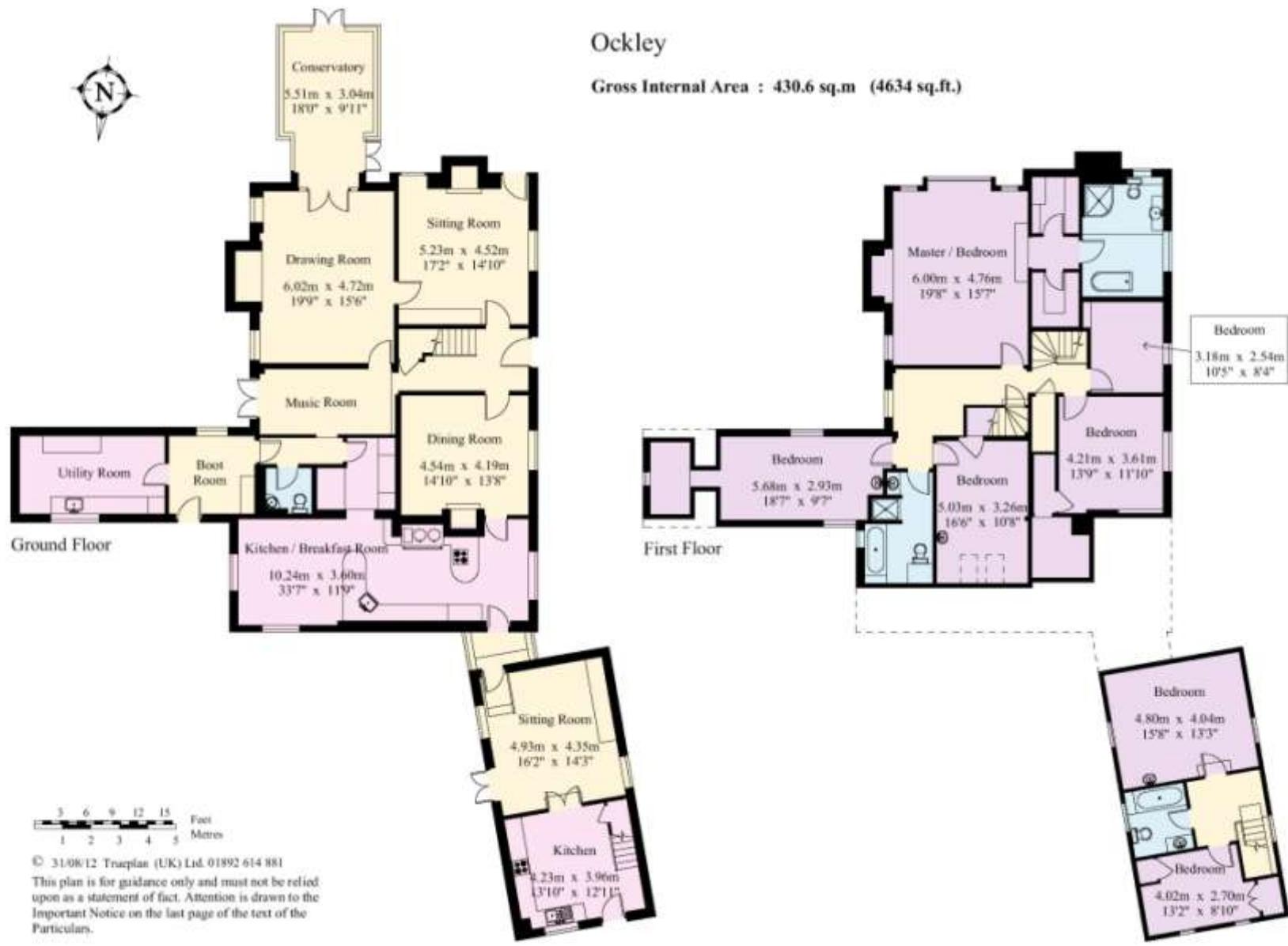


This attractive period property is located in the sought after rural area of Hawkhurst, and is within walking distance of the town.

Nearby Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Post Office, Two High Street Banks, Petrol Station, Tesco and Waitrose, a few Restaurants and Take-Aways and an "Art" Cinema to name but a few.

In addition to the Cranbrook School there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Hawkhurst is situated within easy driving distance to the A21 which provides access to the M25 and motorways both North and South bound. Mainline station at Staplehurst providing services to London Bridge, Charing Cross and Cannon Street.



Mains electricity and water. Oil fired central heating. Hot water heated with Solar Power. 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.





H&H
HARPERS AND HURLINGHAM