



Water Lane  
Hawkhurst, Kent, TN18 5AU

Offers in excess of £775,000 Freehold

Wyatt  
Hughes



## WATER LANE, HAWKHURST, KENT, TN18 5AU

OFFERS IN EXCESS OF £775,000 FREEHOLD

Set along a peaceful country lane on the edge of Hawkhurst, this Grade II listed cottage offers a rare mix of historic charm and practical living. The character is immediately evident in the exposed timbers, steep tiled roof and irregular beams — a classic Wealden vernacular style that sits comfortably in its rural surroundings.

Inside, the living room is full of warmth with a striking inglenook fireplace and wood-burning stove framed by thick oak beams. Adjacent is a bright dining area with wooden floors and open views through to the kitchen, creating a natural flow between the spaces. The kitchen itself has a country style finish with timber worktops, shaker cabinets and a view out to the garden, with a separate utility room and family bathroom completing the ground floor.

Upstairs there are four bedrooms, including a generous principal room with its own en suite and double aspect windows. The mix of tall ceilings with wooden beams, cottage-style doors, and light walls adds to the gentle, lived-in feel of the house.

Outside, the garden wraps around the side and rear with open lawn, established shrubs and mature trees at the boundary. There is also off-street parking and a detached garage tucked behind the main house. The setting is private, leafy and well-positioned for both the village and nearby countryside walks.

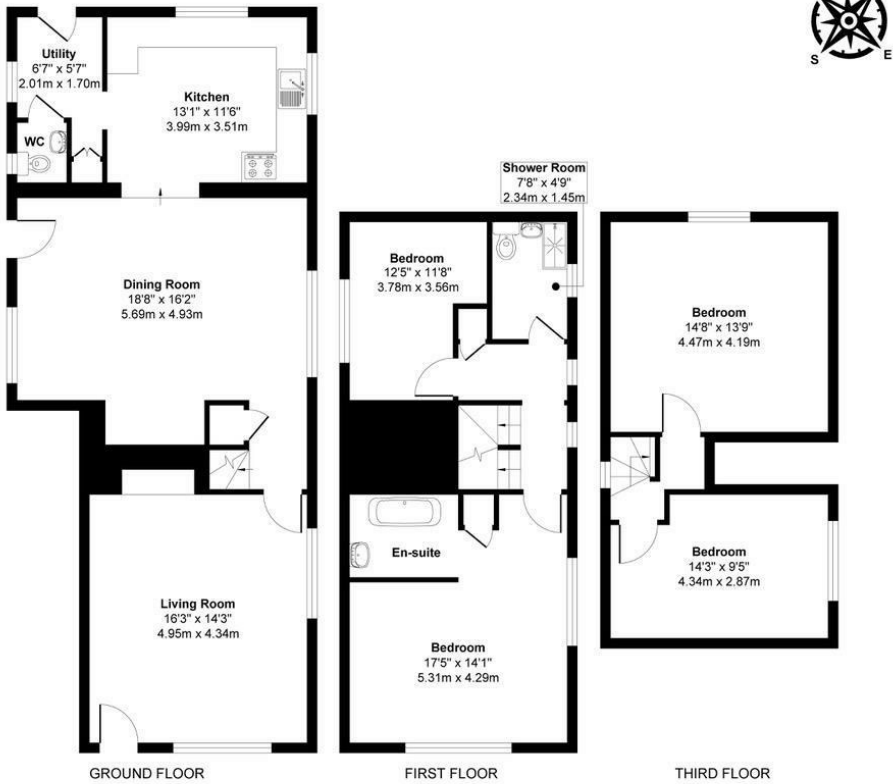
Located within the sought-after Cranbrook School catchment, this home offers rural living without compromising on convenience or schooling options.

- Grade II Listed • Four Bedroom - Semi Detached • Two Reception Rooms • Utility Room • En-suite to master bedroom • Stunning Gardens • Garage & Parking • Cranbrook School Catchment Area • Property Construction - Timber Frame • Mains Electric, Oil Heating, Private Drainage




Fourwents


Approximate Gross Internal Floor Area  
1637 sq. ft / 152.08 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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