



OAKFIELD



Hawkhurst Lane, Waldron
£3,495 Per Calendar Month



SUMMARY

Tucked away on a peaceful country lane just a 15-minute stroll from the picturesque village of Waldron, Holms Farmhouse is a beautifully presented 19th-century home full of character and warmth. This unique four-bedroom property offers a rare opportunity to enjoy refined rural living, surrounded by unspoilt countryside and expansive views across private gardens, woodland, and farmland beyond. Inside, the farmhouse is tastefully furnished throughout, blending traditional features with thoughtful modern touches. There are four generously sized double bedrooms—three upstairs with far-reaching views, and a fourth on the ground floor with nearby bathroom and French doors opening directly onto the patio and lawn.

The home offers flexible living space including two elegant sitting rooms, each with its own open fireplace, as well as a central hallway warmed by a charming wood-burning stove. At the heart of the house is a superb conservatory dining room, filled with natural light and opening onto a private, partly-walled south-facing garden. The modern farmhouse kitchen and breakfast room is well-equipped for everyday living and entertaining, with a separate laundry room for added convenience.

Tenants enjoy exclusive access to the lush, expansive gardens—perfect for relaxation or outdoor leisure. A well-kept shared driveway, maintained by the landlord, ensures effortless



access to the property with uncompromised privacy

The Annex is not included in the rental, and will be used by the landlords at various times during the year.

Please note, the floorplan shows Six bedrooms on the first floor. Two of the bedrooms (bed 5 and 3) will be locked, as the landlord uses these for storage, however this is open to negotiation if an extra bedroom was needed.

Annual Household Income Required: £114,000



Living Room

14'0" x 14'0"

Kitchen

17'2" x 11'3"

Utility Room

16'6" x 6'1"

Bathroom

11'11" x 5'11"

WC

Study

13'11" x 10'3"

Bedroom 1

14'2" x 13'11"

Bedroom 2

14'0" x 11'11"

Bedroom 3

14'10" x 11'1"

Bedroom 4

14'0" x 10'2"

Bedroom 5

13'11" x 9'9"

Bedroom 6

14'11" x 13'10"

Bathroom

11'8" x 8'5"

Conservatory

23'11" x 14'2"

Balcony

Council Tax Band G - £4,347.40 Per annum















INFORMATION

Tenure

Local Authority

Wealden

Council Tax Band

G

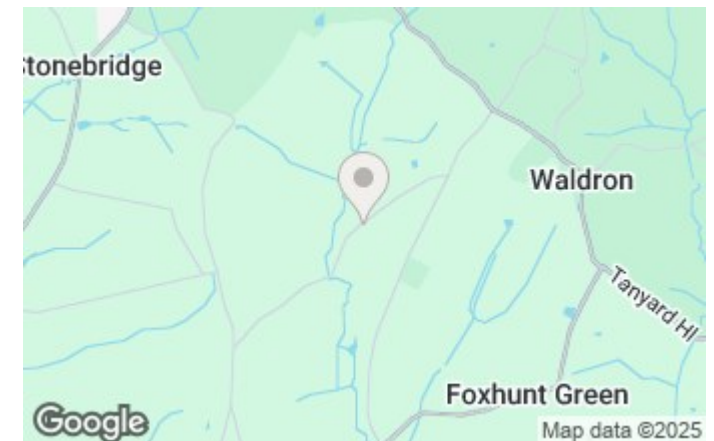
Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

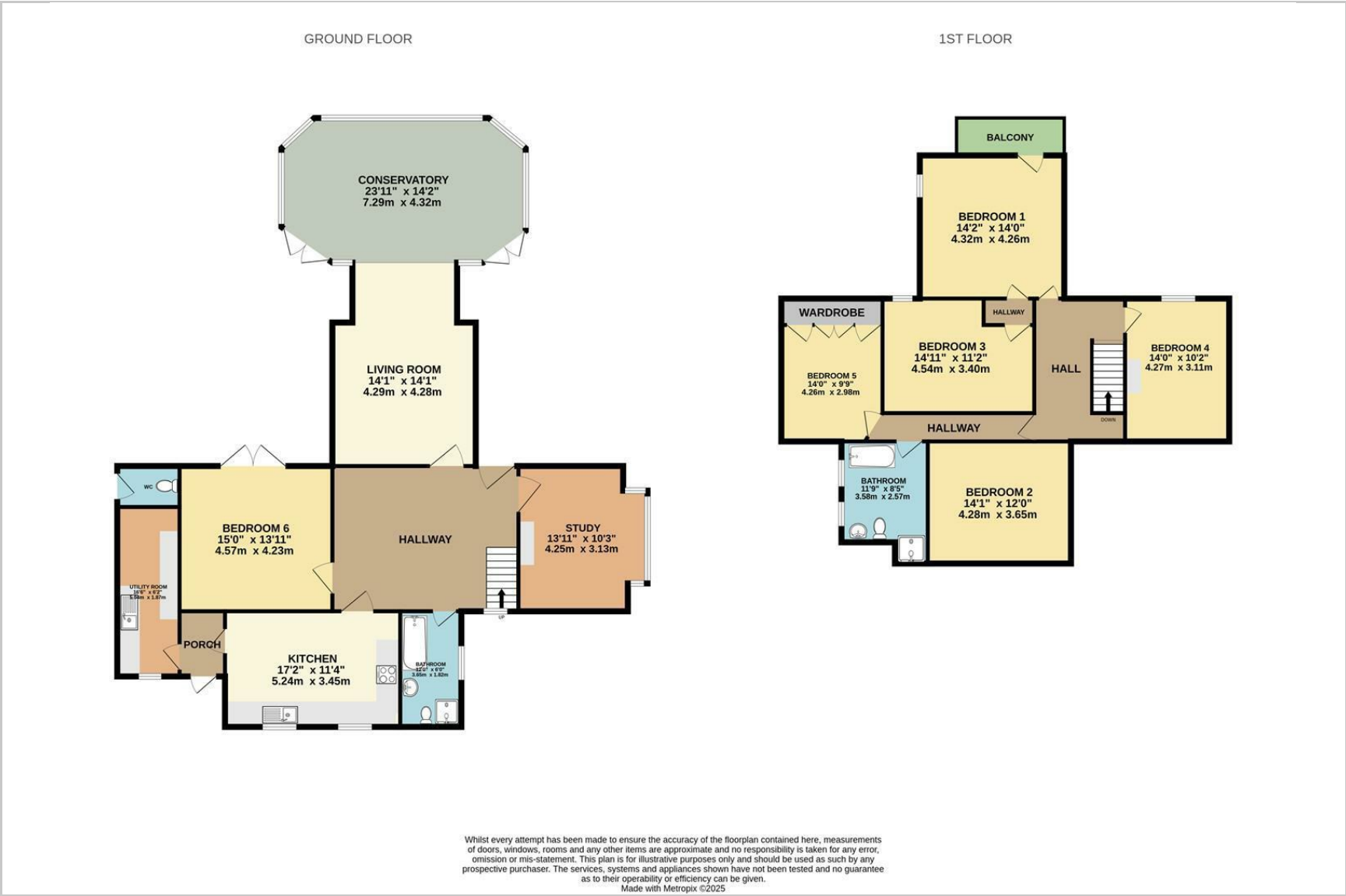
Viewings

Please contact us on 01825 729673 if you wish to arrange a viewing appointment for this property or require further information.

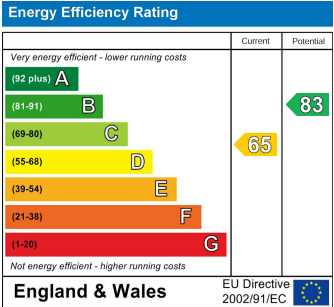
Area Map



Floorplan



Energy Efficiency Graph



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