



125

— YEARS OF —

**Lambert
& Foster**



OAK HOUSE
HEARTENOAK ROAD, HAWKHURST, KENT, TN18 5EU



**Lambert
& Foster**

CRANBROOK 5 MILES | ETCHINGHAM TRAIN STATION 6 MILES | TUNBRIDGE WELLS 15 MILES | BEDGEBURY FOREST 1 MILE

OAK HOUSE, HEARTENOAK ROAD, HAWKHURST, KENT, TN18 5EU

Located on a quiet country lane in an elevated position is this fine double fronted Victorian semi detached house which boasts 2671 square feet of accommodation including five double bedrooms and two bathrooms, retaining many original features and complemented by meticulously maintained gardens, meadow and woodland area, in all totalling approximately 0.7 of an acre. Cranbrook School catchment area.

GUIDE PRICE £1,100,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; folks.slimming.potions



DESCRIPTION

Oak House is a charming, well presented and extended, Victorian double fronted semi detached family home. The property presents attractive elevations of brick and tile hanging to bay windows beneath a pitched tiled roof. Many features indicative of the period are evident throughout, including high ceilings, picture rails, coving and feature fireplaces. The property benefits from gas fired central heating.

Accommodation is arranged over three floors and includes; sitting room with feature bay window and fireplace, formal dining room with feature bay window, utility room, cloakroom, exquisite open plan kitchen/breakfast/family room with part vaulted ceiling, part under floor heating, kitchen island and Aga. To the first floor, landing with access onto a balcony providing stunning views across countryside, a beautiful principal bedroom with feature bay window and en suite bathroom, guest bedroom with feature bay window and luxurious family bathroom. To the second floor are three further double bedrooms.





GARDENS & GROUNDS

Outside, there is a driveway providing parking for multiple vehicles and lawned front garden. The formal gardens are a delight, divided into expanses of lawns with trees and well stocked borders. Within the gardens are paved seating areas and a main sun terrace with pergola, greenhouse, timber sheds and shepherd's hut. Towards the end of the garden is a wildlife meadow, fruit trees and small woodland area to enjoy. The whole extends to approximately 0.7 of an acre.

Oak House is located on the outskirts of the picturesque Hawkhurst Village with lovely walks right on your doorstep. This property offers easy access to all its amenities and close by, you will find the family run Heartenoak Vineyard, the fantastic Ten Oaks Equestrian centre and popular Great House pub and restaurant.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Oak House, Hartenoak Road, Hawkhurst, Cranbrook, TN18 5EU



Approximate Area = 2658 sq ft / 246.9 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 2671 sq ft / 248.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Lambert and Foster Ltd. REF: 1336266



VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (62)



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