



125

— YEARS OF —

**Lambert
& Foster**



6 HALL HOUSE
MOOR HILL, HAWKHURST, KENT, TN18 4QB



**Lambert
& Foster**

CRANBROOK 4.5 MILES | TUNBRIDGE WELLS 15.5 MILES | ETCHINGHAM MLS 4.5 MILES | RYE 16 MILES

6 HALL HOUSE, MOOR HILL, HAWKHURST, KENT, TN18 4QB

An impressive and prestigious second floor penthouse apartment providing three bedrooms (two en suite) two reception rooms, approximately 1568 sq ft of beautifully presented accommodation with two private balconies, double garage with store above, plenty of residents parking, all complemented by exquisite gardens and grounds extending to 6.5 acres, enjoying distant countryside views, set in the delightful village of Hawkhurst.

OIEO £600,000

SHARE OF FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [sweeter.hotspots.moth](https://www.what3words.com/)



DESCRIPTION

Built in 2003, this apartment is one of only seven exclusive, owner-occupied residences and features distinctive architectural details such as decorative oak timbers, oak balconies, arched stone verandas and prominent gables. The grand entrance hall offers convenient lift access to all floors and features an impressive oak staircase.

The Hemingway suite (Apartment 6) is the larger of the two penthouses and accommodation comprises; striking reception hall with glass atrium roof, sitting room with feature fireplace and private balcony with spectacular views, fitted kitchen with red Silestone worktops, family bathroom, main bedroom with en suite bathroom, walk in wardrobe and private balcony, guest bedroom with walk in wardrobe and en suite shower room and bedroom three/study room.





GARDENS & GROUNDS

Hall House is accessed via a sweeping in-and-out drive, leading to a double garage, which is currently laid out as a workshop, with an upstairs storage room above and visitor parking area. Steps from the gravel driveway guide you to manicured lawns enhanced by mature trees, flower beds, and retaining walls. The rear gardens offer expansive rolling lawns, vibrant banks of azaleas and rhododendrons, wildflower pockets, and a majestic Cedar of Lebanon tree, with far-reaching countryside views. The gardens and grounds measure approximately 6.5 acres in total.

Local & Comprehensive Shopping: Hawkhurst offers good local shopping and amenities including a digital cinema, two supermarkets and several restaurants. More extensive shopping and leisure facilities can be found in Cranbrook, Tenterden and Tunbridge Wells.

Mainline Rail Services: Etchingham or Staplehurst stations have frequent services to London. Eurostar trains are available from Ashford International and a high speed train service runs from London St Pancras to Ashford in about 37 minutes.



FLOORPLANS

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

Apartment 6, Hall House, Moor Hill, Hawkhurst, Cranbrook, TN18 4QB

Approximate Area = 1568 sq ft / 145.6 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 395 sq ft / 36.6 sq m (excludes loft)

Total = 1992 sq ft / 184.8 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). © n̄checom 2025. Produced for Lambert and Foster Ltd. REF: 1355114



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

TENURE: Share of 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

EPC: C (78)

COUNCIL TAX: Band G

MANAGEMENT CHARGE: Hall House Management Company has a maintenance charge for various services and upkeep of the communal areas. This fee is approximately £547 per month.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS