



# 125

— YEARS OF —

**Lambert  
& Foster**



**EDGEHILL**  
HAWKHURST ROAD, CRANBROOK, KENT, TN17 3QD



**Lambert  
& Foster**



STAPLEHURST MLS 7 MILES | TUNBRIDGE WELLS 16 MILES | BEDGEBURY FOREST 3.5 MILES

### **EDGEHILL, HAWKHURST ROAD, CRANBROOK, KENT, TN17 3QD**

An individual, detached, early 1900's double fronted, family house, providing character accommodation arranged over two floors including two receptions rooms with fireplaces, woodburning stove and feature bay windows, kitchen/breakfast/family room with woodburning stove, lean to conservatory, four bedrooms including a main bedroom with an en suite shower room, complemented by established gardens, total plot extending to approximately 0.70 of an acre incorporating a gravel drive and a detached single garage , all occupying a convenient edge of town location. Cranbrook School catchment area.

GUIDE PRICE £950,000

FREEHOLD



### **DIRECTIONS**

Using WHAT3WORDS; [sway.swung.national](https://www.what3words.com/sway.swung.national)







## DESCRIPTION

Edgehill is an individual, detached, double fronted family house 'Arts and Crafts' circa early 1900's, presenting mixed elevations of brick, Kentish Ragstone and weatherboarding, set with a mixture of sealed unit double and single glazed timber casement windows, beneath pitched tiled roofs. The well proportioned, character accommodation, is arranged over two floors with features including two separate receptions rooms with bay windows, comprising a double aspect sitting room with fireplace, tiled inlay and hearth housing a wood burning stove, engineered oak flooring, picture rails, a dining room with fitted antique pine book shelving, an open fireplace with tiled inlay, wooden surround and overmantel, fitted desk top and an aspect to front. The kitchen/breakfast/family room is the heart of the house, with fireplace housing a woodburning stove, bespoke fitted solid wood units, fitted worksurface, twin butler sink, Stanley main gas fired range providing domestic hot water, central heating and cooking facility, integral appliances include Bosch dishwasher and a four burner gas hob. The flooring comprises terracotta quarry tiling and engineered oak. A useful utility and pantry includes space and plumbing for a washing machine. A traditional lean to conservatory has a brick floor and is fitted with power and light.

Arranged over the first floor, split level landing are four bedrooms including a main bedroom with views to front across to Bedgebury forest and an en suite shower room, fitted with a white suite. From the landing distance views extend out to front across to Bedgebury Forest. Bedroom two has exposed floorboards and a wash hand basin. Bedroom three has a wash hand basin and a double aspect. Bedroom four also has a double aspect enjoying a fine outlook across the garden. The family bathroom is fitted with a white suite including an enamelled bath.







## GARDENS & GROUNDS

Outside, a gravel drive provides parking for approximately three/four vehicles and includes a detached single stone and timber garage, fitted with double doors, tap, power and light, incorporating a toilet and useful store.

The established gardens are a real feature, the total plot size extending to approximately 0.7 of an acre, laid to lawn, with mature shrubs, trees, fruit trees, brick pathways, ornamental pond with waterfall, kitchen garden area with raised beds, timber potting and garden sheds and beautiful wisteria.

Edgehill benefits from a shared drive to the south, double five bar gates open onto this area of raised garden. The current sellers have used this area in the past for additional parking and had considered a planning application for an ancillary dwelling.

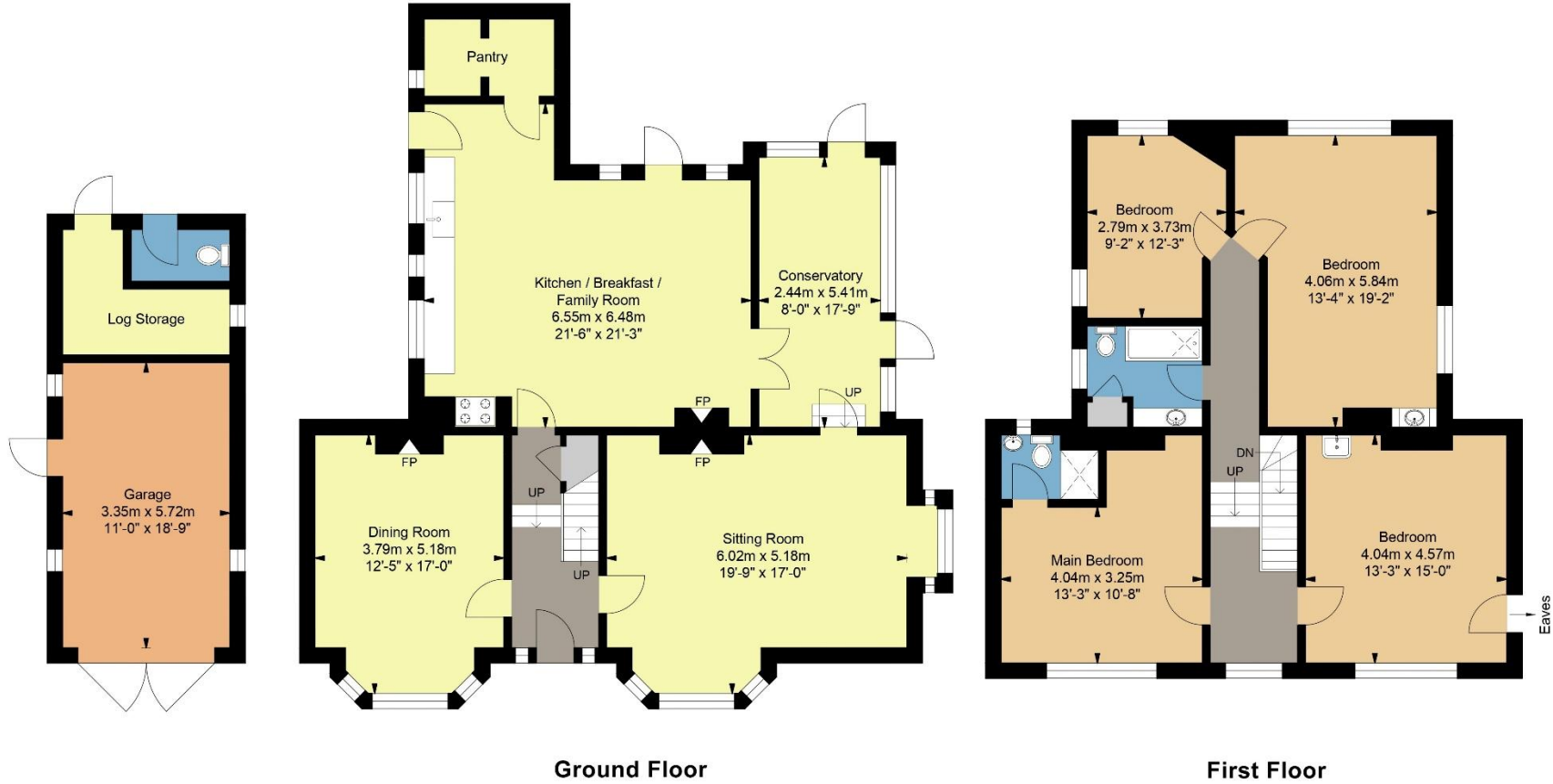




# FLOORPLANS

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

Gross Internal Area (House) : 200.40 sq.m ( 2157.25 sq.ft)  
Gross Internal Area (Garage) : 28.10 sq.m ( 302.50 sq.ft)



For Identification Purposes Only



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

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F

**EPC:** D (56)

**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.

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