



Moloney
COUNTRY PROPERTY



LILLESDEN PARK RURAL HAWKHURST

ENJOYING AN UNSURPASSED LOCATION, BUILT TO AN EXCEPTIONAL STANDARD WITH ACCOMMODATION EXTENDING OVER 3 FLOORS AND ADJACENT TO THE HISTORIC GRADE II LISTED MANSION, BUILT IN THE FRENCH GOTHIC CHÂTEAU STYLE IN 1855 BY THE BANKING MAGNATE EDWARD LLOYD. ONE OF 6 ARCHITECTURALLY DESIGNED HOUSES, LOCATED ON THE RURAL OUTSKIRTS OF THE VILLAGE. THE PROPERTY ENJOYS PRIVATE ENCLOSED GARDENS ALONG WITH ACCESS TO 28 ACRES OF COMMUNAL LANDSCAPED GARDENS AND GROUNDS.

LOCATED IN A STUNNING SETTING ON THE RURAL OUTSKIRTS OF THE VILLAGE WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA AND SHORT DISTANCE FROM LOCAL AMENITIES. SET IN GARDENS & PADDOCKS OF 28 ACRES.

LOCATION: Lillesden Park is located on the rural outskirts of Hawkhurst within the High Weald Area of Outstanding Natural Beauty. The village is divided into two areas, 'Highgate' to the north and 'The Moor' to the south. The historic town of Cranbrook is just over 4 miles away with its picturesque period buildings, windmill and locally famed Cranbrook School. Royal Tunbridge Wells is approximately 30 minutes drive away to the north west.

The parish church of St Laurence stands at 'The Moor', which is the older part of Hawkhurst, where a church has stood since 1100. The parish at that time was under the control of Battle Abbey. Hawkhurst is infamous for its 'Hawkhurst Gang', ruthless smugglers who terrorised the south coast area (as far as Poole in the west & Gravesend to the north) for 20 years in the early 18th century. Their demise was finally brought about at the 'Battle of Goudhurst' in 1747. At the peak of their activities they were believed to be as many as 500 strong. Another notable resident born in Hawkhurst was William Rootes, he initially set up a cycle business before producing motor cars. Singer, Hilman, Hunter and Sunbeam all being brands of the Rootes Motor Company manufactured in Hawkhurst before he opened a purpose built production line factory, located in nearby Maidstone. Edward Lloyd, founder of the bank that eventually became the National Westminster built the house and park as a family home in 1855, it remained in the family until just after the First World War, during which it was used as military hospital. It was then sold and was for many years a private girls school.

LOCALITY: The village is well served by two supermarkets with a full range of services, a number of small shops, restaurants, notably The Queens Inn and nearby Great House, (as well as takeaways), petrol station and small digital cinema. The village also has doctors and dentists surgeries and a chemists. There are also a number of public houses. Etchingham Station is some 12 minutes away providing a commuter service to London Charing Cross. Ashford International Station is some 40 minutes drive away with trains to St Pancras and Eurostar services to Europe.

The Motorway network can be accessed via the A21 (dual carriageway from south of Tunbridge Wells) at Junction 5 M25 north of Sevenoaks.

The Area is renowned for the quality, choice and commitment to excellence of its educational system in both the public and private sector. Noteworthy schools in the area include: Marlborough House, Vinehall, Claremont, St Ronan's, Benenden and Tonbridge in the private sector. Cranbrook and Tunbridge Wells offer further exceptional schools in secondary age groups, including Grammar schools and Hawkhurst in the primary age group.



NO. 2 LILLESDEN PARK,

OFFERING STUNNING ACCOMMODATION OVER 3 FLOORS, A 4 BED, 4 BATH CONTEMPORARY, INDIVIDUALLY ARCHITECT DESIGNED HOUSE. FITTED AND FINISHED TO AN EXEMPLARY STANDARD WITH A BESPOKE HACKER KITCHEN FITTED WITH SIEMENS & MIELE APPLIANCES, STYLISH, LUXURIOUSLY APPOINTED BATH AND SHOWER ROOMS, UNDERFLOOR HEATING CONTROLLED BY INDIVIDUAL ROOM THERMOSTATS, SONOS WIRELESS SPEAKERS AND CAT6 NETWORK THROUGHOUT. PRIVATE REAR GARDEN. GATED ENTRANCE, PRIVATE ALLOCATED PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST/FAMILY ROOM. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE BATH AND SHOWER ROOM, BEDROOM 2 WITH EN-SUITE SHOWER ROOM AND WALK IN DRESSING ROOM, SECOND FLOOR LANDING, BEDROOM 3 WITH EN-SUITE SHOWER ROOM, BEDROOM 4 WITH DRESSING AREA AND EN-SUITE SHOWER ROOM. LOWER PAVED TERRACE, UPPER LANDSCAPED GARDEN, ALLOCATED PARKING. GFCH.

Door to:

SPLIT LEVEL ENTRANCE HALL: Matching doors to all rooms, stairs with oak joinery and glass balustrade to the first floor. Wood effect floor. Inset ceiling lights. Large double doored storage cupboard.

CLOAKROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set on to white high gloss storage unit with mirror over. Grey high gloss granite effect wall and floor tiles. Inset ceiling lights.

SITTING ROOM: Window to the front enjoying views over the gardens and countryside beyond. Matching wood effect floor. Inset ceiling lights. Three steps down to the:





DINING ROOM: Double height room with glazed panels over. Matching wood laminate floor. Inset ceiling lights.

KITCHEN/BREAKFAST/FAMILY ROOM: Bi-fold doors leading out to rear paved terrace, window alongside. Fitted with contemporary range of dark blue, soft close base and wall units in U shape configuration with stone worktop over, inset with single bowl, stainless steel sink unit with machined drainer to side and matching upstands. Integrated Siemens dishwasher, Miele induction hob with extractor over, drawers below. Siemens full height integrated larder fridge with matching full height freezer & central Miele fan assisted oven, cupboards above and drawers below. Peninsular unit incorporating a breakfast bar with wine fridge, pull out recycling unit and integrated Siemens washer/dryer with three pendant lights over. Inset ceiling lights. Matching wood effect floor. Door to dining room.

Stairs to:

FIRST FLOOR LANDING: Three full height glazed panels overlooking the dining room. Cupboard housing high pressure hot water tank. Matching doors to all rooms.

BEDROOM ONE: Glazed panels overlooking the front gardens and countryside beyond, matching door leading out onto the balcony. Inset ceiling lights. Door to:

EN-SUITE BATH/SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, freestanding bath with central taps, twin integrated basins set into dark wood storage unit & walk-in shower cubicle with glass screen to side. Grey high gloss wall and floor tiles. Inset ceiling lights, extractor. Chrome ladder style heated towel rail.

BEDROOM TWO: Sliding door with matching panel to side overlooking the rear garden with glass balustrade. Inset ceiling lights. Doors to dressing room and:





EN-SUITE SHOWER ROOM: Obscure glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into dark wood storage unit & double shower cubicle with sliding glass door. Grey, high gloss wall and floor tiles. Mirror. Inset ceiling lights, extractor.

WALK-IN DRESSING ROOM: Inset ceiling lights.

Stairs to:

SECOND FLOOR LANDING: Matching doors to all rooms. Loft hatch. Inset ceiling lights. Large storage cupboard.

BEDROOM THREE: Two windows overlooking the rear. Inset ceiling lights. Door to:

EN-SUITE SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set into dark wood storage unit & double shower cubicle with sliding glass door, Grey high gloss wall and floor tiles. Chrome ladder style heated towel rail.

BEDROOM FOUR: Glazed sliding door to the rear enjoying far reaching rural views over the gardens and countryside beyond. Inset ceiling lights. Bespoke door giving access to area of landing with glass balustrading. Opening to:

DRESSING AREA: Inset ceiling lights: Door to:

EN-SUITE SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set into dark wood storage unit & double walk-in shower cubicle. Grey high gloss wall and floor tiles. Chrome ladder style heated towel rail.

OUTSIDE: The property is approached from the road via remote electronically operated security gates over metalled driveway giving access to the allocated parking bays.





No. 2 Lillesden Park is accessed to the front over a pedestrian walkway, with open grassed area. The rear terrace has steps leading to an upper lawned area with planted borders, part fenced, and part walled with gate giving access to the rear parking area.

The property enjoys use of the fabulous 28 acres of shared landscaped gardens and grounds which make up the historic Lillesden Park.

SERVICES: Mains electricity, gas and water, private drainage are connected. Gas central heating.

SERVICE CHARGES: £1,700 per annum (TBC) for communal areas and grounds.

FLOOR AREA: 248 m² (2,668 ft²) Approx.

EPC RATING: 'B'

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

COUNCIL TAX BAND: 'G' (TBC)

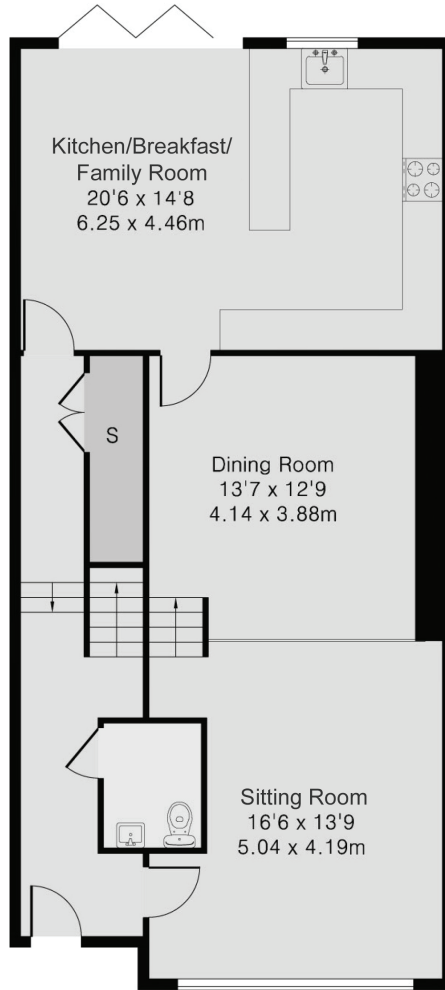
TENURE: Freehold



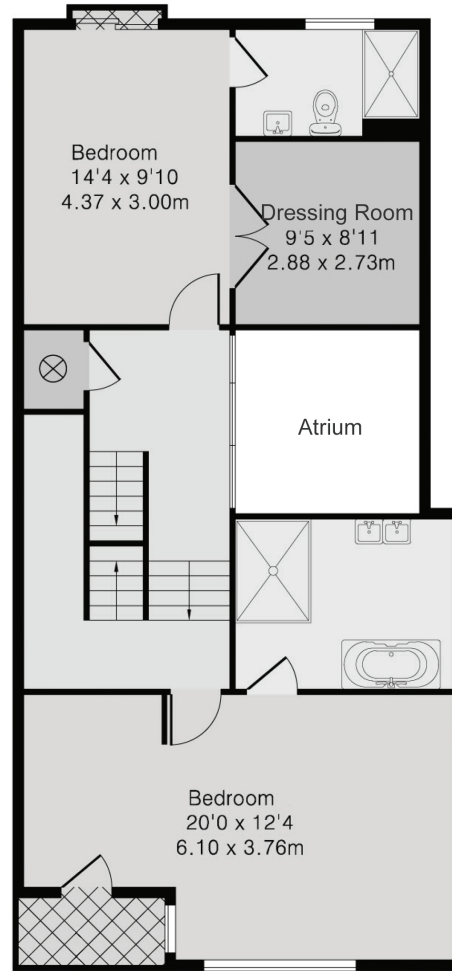
No. 2 Lillesden Park

Approximate Gross Internal Area 2668 sq ft – 248 sq m
 Ground Floor Area 914 sq ft – 85 sq m
 First Floor Area 879 sq ft – 82 sq m
 Second Floor Area 849 sq ft – 79 sq m

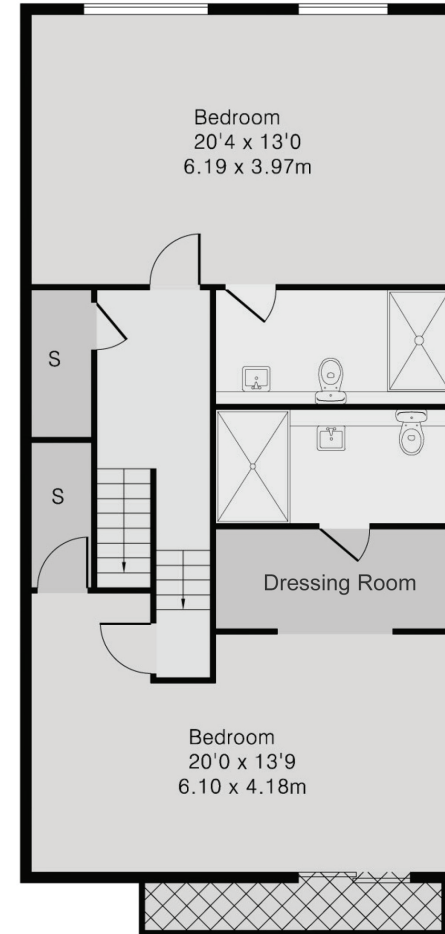
Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

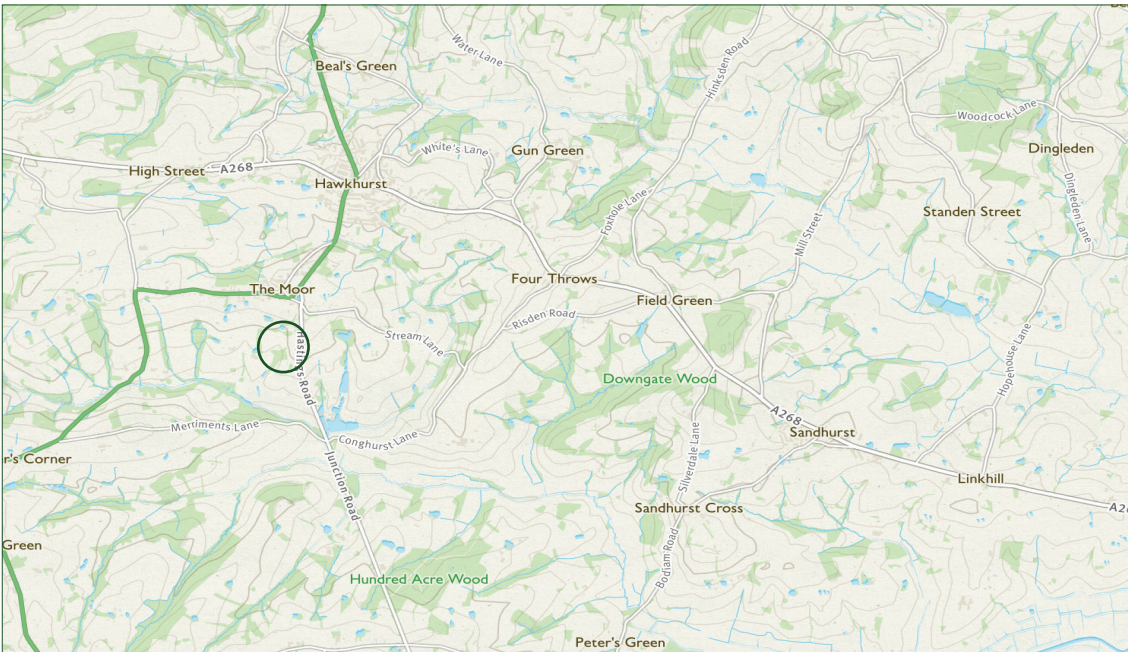


Second Floor



DIRECTIONS: Travelling south on the A21 turn left at Coopers Corner onto the A229 towards Hawkhurst. Continue on this road turning right onto the B2244 just past the Eight Bells PH opposite The Moor. The wrought iron gated entrance into Lillesden Park will be found on the right hand side of the road, a short distance past the entrance to Lillesden House.

What3Words (Location): [///commander.averages.notices](https://www.what3words.com/#!/commander.averages.notices)



VIEWING: All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property, whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

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