



Peter
Buswell
Independent Family Estate Agents

Historic Moor Side Of Hawkhurst Village

£725,000

5 2 3



Welcome to The Black Pig, an exceptional property steeped in heritage and offering an impressive 3000 square feet of accommodation in the heart of Hawkhurst Village. This meticulously transformed residence now stands as a testament to timeless elegance and modern luxury.

Imbued with character and charm, The Black Pig boasts five/six generously sized bedrooms and three impeccably appointed bathrooms, providing a sophisticated haven for gracious living. From the ornate period features to the contemporary amenities seamlessly integrated throughout, every detail has been carefully curated to ensure a harmonious blend of historic allure and contemporary comfort.

Entertain with effortless style in the expansive living spaces, where the rich history of the property converges with modern sophistication to create an inviting ambiance for gatherings large and small. Whether hosting formal occasions or intimate gatherings, this versatile residence offers an impeccable setting for every event.

Step outside to discover the enchanting west-facing rear garden, a serene retreat enveloped in lush greenery and bathed in sunlight. Perfect for al fresco dining or quiet moments of relaxation, this outdoor sanctuary invites residents to indulge in the tranquillity of their surroundings.

Convenience is paramount, with parking available for one car and the amenities of Hawkhurst Village just moments away. Explore a wealth of boutique shops, fine dining establishments, and cultural attractions within easy reach of your doorstep.

With excellent transport links providing access to nearby towns and cities, The Black Pig offers the perfect balance of seclusion and connectivity, allowing residents to embrace the best of both worlds. Additionally, being within the Cranbrook School catchment area, families can take advantage of the excellent educational opportunities available.

Experience the epitome of refined living at The Black Pig and seize the opportunity to make this distinguished residence your own.





Total area: approx. 283.3 sq. metres (3049.5 sq. feet)

- DETACHED FIVE/SIX BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- A SUNNY WEST FACING REAR GARDEN
- PRINCIPLE BEDROOM WITH DRESSING ROOM AND ENSUITE
- EPC RATING D
- FORMALLY A PUBLIC HOUSE WITH THE BAR STILL IN PLACE
- PLANNING PERMISSION FOR SECOND STAIRCASE TO EXISTING LOBBY
- FOUR RECEPTION ROOMS
- TWO FURTHER BATHROOMS
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		