

# Sessele House, High Street, Hawkhurst

---



# Sessele House, High Street, Hawkhurst, Cranbrook

An attractive detached family home situated just 0.3 miles from the picturesque village of Hawkhurst. The property boasts over 3000 sq. ft of flexible and well presented family accommodation with wonderful gardens and grounds. In all the property extends to about 1.1 acres.

Hawkhurst village centre 0.3 miles. A21 (Flimwell) 2.9 miles. Cranbrook 4.4 miles. Etchingham station 4.8 miles (London Bridge from 75 minutes). Staplehurst station 10 miles (London Bridge from 52 minutes). Tenterden 10.7 miles. Ashford International 22 miles. Tunbridge Wells 15 miles. London 56 miles.

(All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council, Tel. 01892 526121.

**Council tax band:** D

**Services:** Mains water and electricity. Oil fired central heating. Private drainage.





## The Property

Sessele House is a delightful family home offering flexible and well-proportioned family accommodation with beautiful gardens and grounds in the sought-after village of Hawkhurst.

The front door opens into a large and welcoming entrance hall with a convenient cloakroom. The double-aspect living room is situated to the right of the entrance with a feature fireplace and views overlooking the garden. The charming country-style kitchen with a dining area has a range of base and wall-mounted units and an Aga oven; stable doors lead to a utility and cloakroom with a secondary access point to the outside. There is an additional reception room currently used as a study which leads out to the terrace and well-maintained garden.

On the first floor, there are four bedrooms with a large family bathroom. The principal suite offers a large window overlooking the garden with an ensuite washroom. The secondary bedroom enjoys a wonderful balcony with views over the countryside. On the second floor, there is a large bedroom with an ensuite and further loft access.

## Gardens and Grounds

The property is approached via a private driveway leading to a gravel area for parking and a double garage; mature trees border the front of the property with an attractive flat front garden. To the rear of the property is a wonderful, secluded garden mainly laid to lawn with a paved walkway and a large terrace area perfect for alfresco dining and entertaining. In all the property extends to about 1.1 acres.





A wonderful family home, set in a perfect location for access to daily amenities in the popular village of Hawkhurst.

## Situation

The property is located on the High Street of the popular village of Hawkhurst which offers a wide range of shopping and leisure facilities including Tesco and Waitrose supermarkets, a post office and golf course. Etchingham and Staplehurst both offer mainline services to London, as does Tunbridge Wells together with an extensive range of shopping, commercial and educational facilities. The ancient town of Rye and coastal beaches are within easy travelling distance.

There are a number of well-regarded schools in the area, in both the state and private sectors, including Marlborough House and St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook, Benenden School, Holmewood House Preparatory at Langton Green, Tonbridge School. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge including The Judd School, TWGGS, and Skinners.

Leisure facilities in the area include golf at a number of courses including Dale Hill (Ticehurst), Lamberhurst and Chart Hills (Biddenden); sailing at Bewl Water and on the south coast; walking, riding and cycling in the surrounding countryside, Bedgebury Forest and Hemsted Forest.

## Directions (TN18 4JP)

From Tunbridge Wells, proceed south on the A21. At Flimwell crossroads/traffic lights, turn left onto the A268 to Hawkhurst. Continue for 2.7 miles, past Marlborough House School and the entrance to the property will be found after a short distance on the right-hand side.

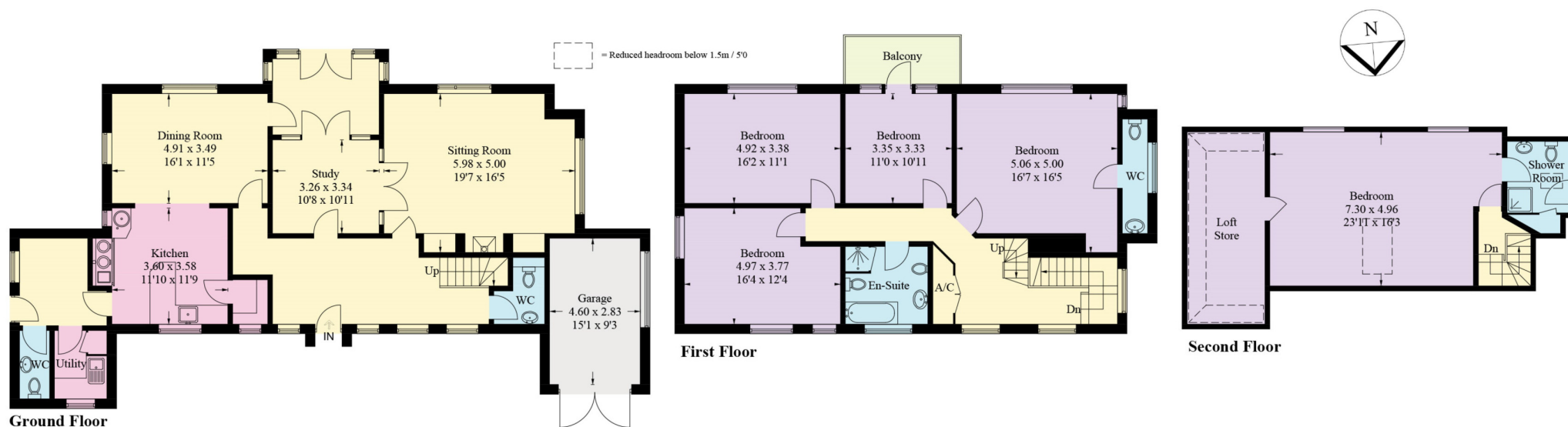


## Approximate Gross Internal Floor Area

House: 281 sq m / 3025 sq ft

Garage: 13.4 sq m / 144 sq ft

TOTAL: 294.4 sq m / 3169 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the important notice below.



Knight Frank

Tunbridge Wells

47 High Street

Tunbridge Wells

Kent TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Simon Biddulph

01892 515035

[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

Peter Buswell  
Independent Family Estate Agents

Peter Buswell Estate Agents  
Cranbrook Road, Hawkhurst, TN18 4A  
01580 755 565  
[sales@peterbuswell.co.uk](mailto:sales@peterbuswell.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

