



Peter Buswell  
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# No Onward Chain in Hawkhurst

£695,000

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Set within the tranquil grounds of Hall House, this exceptional penthouse apartment offers refined living in a stunning Arts and Crafts-style building set in 6.5 acres of beautifully maintained gardens. In an area of outstanding natural beauty, built in 2003, the property is of brick construction with striking architectural details, including imposing gables, arched stone verandahs, decorative oak timbering, an oriel window, and charming oak balconies. The main entrance hall welcomes you with its grand oak staircase, limestone flooring, and convenient lift access to all floors. **The Hemingway Suite:** The Hemingway Suite, the larger of the two penthouse apartments, exudes elegance and sophistication. Entry is through double doors leading to a shared vestibule, and a heavy oak door opens into the impressive reception hall, featuring a glass atrium roof that floods the space with natural light. The spacious drawing room, adorned with a sandstone fireplace and inset gas fire, opens onto a private balcony via French doors, offering breathtaking views of the gardens and rolling countryside. The kitchen/breakfast room is a chef's delight, equipped with contemporary base and eye-level units, corner carousel storage, and sleek red Silestone worktops. Premium appliances include a self-cleaning De Dietrich oven with induction hob, matching microwave, glass-and-stainless-steel extractor fan, integrated Liebherr fridge/freezer with ice maker, and dishwasher. Additional conveniences include a laundry cupboard with plumbing for a washing machine. The master suite is a true retreat, complete with French doors to a private balcony, a walk-in wardrobe, and a luxurious en-suite bath/shower room featuring a freestanding roll-top bath and fully tiled finishes. The guest suite also boasts a walk-in wardrobe and an en-suite shower room. A further bedroom or study and an additional bath/shower room complete the accommodation. The apartment offers stunning views from every room. **Exterior Features:** Hall House is accessed via a sweeping in-and-out drive, leading to a garage courtyard 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.





Total area: approx. 143.9 sq. metres (1549.2 sq. feet)

- THREE BEDROOM PENTHOUSE APARTMENT
- TWO RECEPTION ROOMS AND THREE BATHROOMS
- DINING ROOM WITH GLASS ATRIUM ROOF
- CLOSE PROXIMITY TO HAWKHURST MOOR
- EPC RATING C
- SET WITHIN 6 ACRES OF COMMUNAL GROUNDS
- DOUBLE GARAGE AND PARKING
- KITCHEN WITH AMPLE STORAGE
- NO ONWARD CHAIN
- COUNCIL TAX BAND G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		