



Peter
Buswell
Independent Family Estate Agents

In Hawkhurst With Views Towards Bedgebury Forest

Guide Price £975,000

🛏 4 🍽 2 🛋 3



This immaculately presented period family home, situated within the Cranbrook School Catchment Area, is believed to date from 1720 with later additions that have enhanced its charm and functionality to a family home. Full of character and original features, this property offers generous and versatile accommodation spread across three floors.

Upon entering, you are welcomed into a warm and inviting entrance hall. The ground floor features a delightful sitting room with an open inglenook fireplace, a characterful breakfast room with a working log burner, and a family room with exposed ceiling timber beams and fireplace. The bespoke fitted kitchen/breakfast room is the true heart of the home opening to an elegant oak framed orangery, bathed in natural light, offering stunning views over the garden and serving as a serene retreat throughout the seasons. A separate utility room and cloakroom add to the practicality of the home. The first floor hosts the spacious principal bedroom, complete with a well-appointed en-suite shower room. Three further generously sized double bedrooms share a stylish family bathroom, all enjoying views over the gardens and surrounding countryside. The second floor offers two additional versatile rooms, currently used as a TV room and a loft room. While both rooms have some restricted head height, they provide valuable extra living space, perfect for a home office, playroom, or additional guest accommodation.

The property is set back behind mature hedging, with a charming front garden and a pathway leading to the entrance. There is ample parking with an oak framed garage and cart bay. The beautifully landscaped rear garden is predominantly laid to lawn, interspersed with well-established flowerbeds, a variety of shrubs, and mature trees, creating a picturesque and peaceful outdoor setting. There is also a greenhouse and three garden sheds. A fully functional modern home office, equipped with power and high-speed internet, provides the ideal space for remote working. The garden enjoys a wonderful sense of seclusion, backing onto open farmland with far-reaching countryside views towards the beautiful Bedgebury Forest.

Agents Notes: EPC Rating: E Council Tax Band: F





- GUIDE PRICE £975,000 TO £995,000
- DETACHED FOUR BEDROOM CHARACTER HOME
- TWO FURTHER LOFT ROOMS • THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SET IN 3/4 OF AN ACRE PLOT
- TRADITIONAL AND OAK FRAMED GARAGE & CARPORT CART BAY
- STUNNING OAK FRAMED ORANGERY
- DETACHED HOME OFFICE WITH POWER AND INTERNET
- FAR REACHING COUNTRYSIDE VIEWS TOWARDS BEDGEBURY FOREST



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		