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# A Substantial Period Home in Hawkhurst

Guide Price £800,000

5 3 3





Situated on the rural edge of sought-after Hawkhurst Village, this impressive five-bedroom attached home offers a perfect blend of period charm and modern luxury, set within beautifully landscaped gardens and approached via iron double gates that open onto a long private driveway leading to the ample parking and double garage. Steps to the side of the house lead to a cellar which houses the gas central heating boiler and laundry facilities. Stepping through the front door, you're welcomed by an expansive and beautifully presented entrance hall, setting the tone for the stylish and elegant interior beyond. Off the hallway are doors to a charming front-facing sitting room, a cloakroom, and the heart of the home – a substantial and beautifully fitted kitchen. The sitting room boasts dual aspect south and east-facing windows, flooding the space with light, and features character touches including a traditional cast iron Victorian radiator and a striking fireplace. The kitchen is both functional and luxurious, with an extensive range of wall and base units, twin built-in ovens, a double integrated fridge/freezer, and an electric induction hob. A central island houses an inset sink with a 'Quooker' boiling water tap, making it ideal for family life and entertaining alike. At one end of the kitchen, a delightful inglenook fireplace with a wood-burning stove adds character and warmth. From the kitchen, a wide opening leads into the stunning living/dining room, a space that oozes elegance with its tall coved ceilings, beautiful timber flooring, cast iron Victorian-style radiators, and a feature fireplace with a wood-burning stove. A bay window to the side and double doors open into an enchanting orangery, where a mature grapevine – thought to be several decades old – climbs along the roof, offering dappled shade and producing Muscat grapes, ideal for wine making or enjoying fresh. The rear hallway opens onto a private patio, with access to the garage and parking area. From here, steps lead up to a lawned garden bordered at the end with hedging and an opening to a larger upper garden featuring a charming summer house – a perfect retreat or entertaining space.

Upstairs, the first floor hosts three generous double bedrooms, including a principal suite with an en-suite shower room, and a well-appointed family bathroom. A striking staircase continues to the second floor, where two further bedrooms await – one with an additional en-suite – ideal for guests or older children.







- ATTACHED FIVE BEDROOM GRADE II LISTED HOUSE
- 2/3 ACRE SECLUDED GARDENS
- A RECENTLY FITTED KITCHEN
- TWO WORKING FIREPLACES WITH WOOD-BURNERS
- THREE BATHROOMS
- A LARGE LIVING/DINING ROOM
- AN ORANGERY WITH A GRAPE VINE
- WALKING DISTANCE TO HAWKHURST VILLAGE
- EPC RATING N/A
- COUNCIL TAX BAND G

