



Elfords, Hawkhurst, Cranbrook, Kent





A magnificent Grade II listed Hall House in a superb village location, with exceptional gardens.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Family room | Two studies | Kitchen/breakfast room | Secondary kitchen | Laundry room
Gym | Wine cellar

Galleried landing | Principal bedroom suite with en suite bathroom and dressing room | Three further en suite bedrooms | Three further bedrooms
Two further bathrooms | Sitting room

Minstrels Gallery | Two further rooms on the second floor

Indoor swimming pool | Tennis court | Garage building with storage area above | Coach house with stabling | Potting shed and glass house
Beautiful well-maintained garden

Distances

Hawkhurst village 0.7 miles, Cranbrook 5 miles, Etchingam Station 4.3 miles (London Bridge 56 minutes), Staplehurst Station 11 miles
(London Charing Cross from 61 minutes), Tunbridge Wells 14 miles (London Bridge 44 minutes), Central London 58 miles
(All distances and times are approximate)



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Situation

The property occupies a delightful setting on the edge of the attractive village of Hawkhurst, located at the heart of the High Weald Area of Outstanding Natural Beauty. Hawkhurst is a thriving and well served village which offers a wide range of everyday shopping and leisure facilities including a Waitrose supermarket, a post office and cinema. More extensive shopping facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield.

The area has excellent road and rail links from the A21 at Hurst Green which provides links to the south coast and with the M25 which provide easy access to London and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingam (4.3 miles), Staplehurst (11 miles) and Tunbridge Wells (14 miles) stations.

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 School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area.

There are numerous sporting and recreational interests in the area including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Sailing and boating at Bewl Water, and the South Coast centres such as Brighton Marina, Eastbourne, and Hastings. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridlepaths, including Bedgbury Forest and Hemstead Forest.



The Property

Elford's is an extremely attractive Grade II listed hall house surrounded by beautiful gardens. Elford's, is believed to date back to 1422 with later extensions. The façade is rendered underneath a tile hung roof, with mullioned windows, and ornate chimneys. Stepping in through the impressive wooden panelled entrance door you are greeted by the incredible double height vaulted ceiling entrance hall, with grand staircase.

The accommodation extends to over 12,300 sq ft arranged over three floors, and offers a great balance between formal and informal living. The main reception rooms are accessed off the grand reception hall and comprise a dining room, drawing room, sitting room and family room. The rooms have many interesting features including decorative friezes, vaulted ceilings, large fireplaces and exposed beams. Also on the ground floor is the bespoke Roundel Kitchen/breakfast room which is well equipped with a central work island, appliances and a large gas and electric AGA.





The gym area, indoor heated swimming pool, two study rooms, secondary kitchen, laundry room and coal store can also be found on the ground floor. Accessed from the ground floor is the wine cellar.

The first floor has excellent accommodation that is accessed off the spectacular galleried landing. The accommodation comprises of a generous principal bedroom suite with lovely bay window over looking the garden, with an en suite bathroom and dressing room. There are three further bedroom suites with en suite bathrooms, and three further bedrooms that are served by two bathrooms on the first floor.

On the second floor there is a minstrels gallery and two further rooms.



Approximate Gross Internal Floor Area

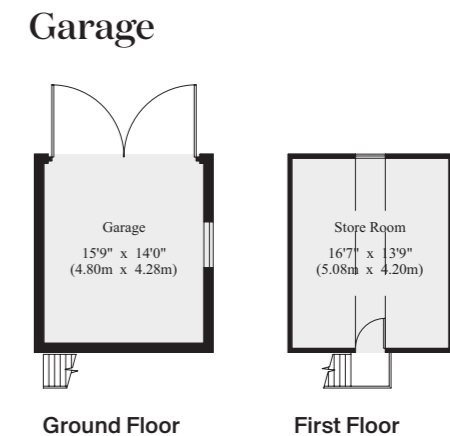
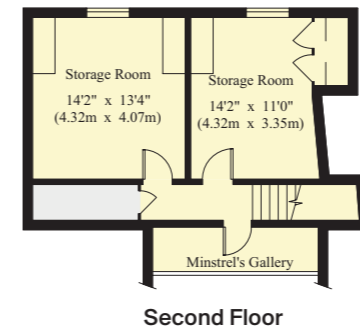
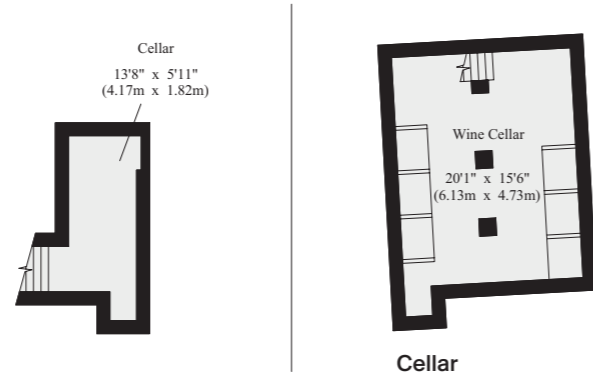
Elford: 12,365 sq ft / 1,148.7 sq m

Coach House: 1,933 sq ft / 179.6 sq m

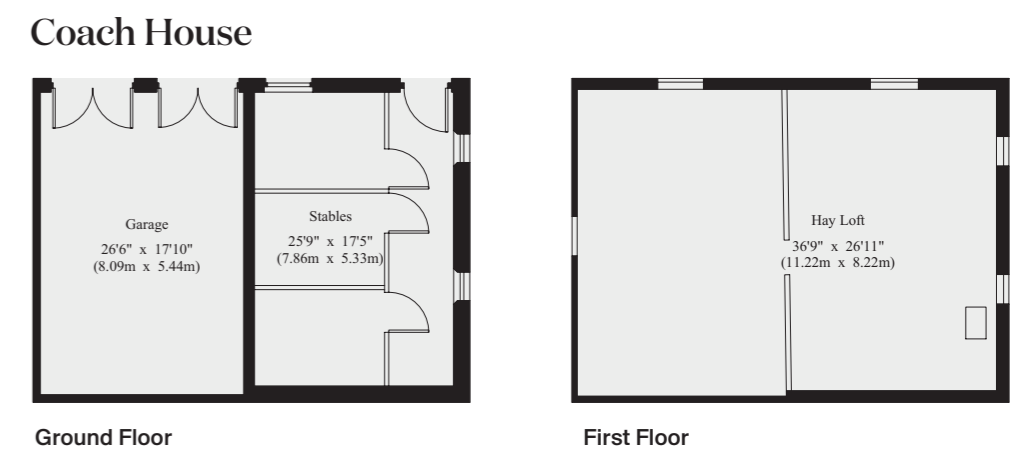
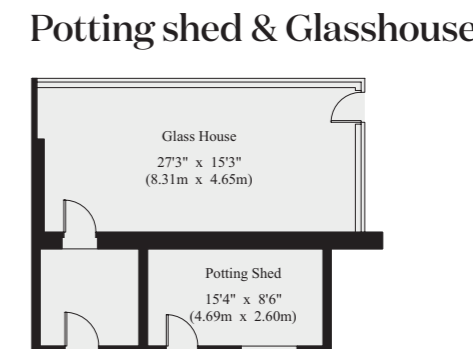
Garage: 450 sq ft / 41.8 sq m

Potting Shed: 595 sq ft / 55.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

Elford's is approached via a gated entrance and gravelled drive that leads to the large parking area and the garage building at the front of the house.

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Elford's and form the most delightful and tranquil setting, complementing the house extremely well.

Elford's enjoys a stunning well-maintained garden with many established specimen trees, shrub and flower beds, orchards and a glass house and potting shed. The gardens encircle the property and include a swimming pool tennis court, and the two-storey coach house, complete with original stables. There is also a paved terrace area at the rear of the property, enjoying beautiful views over the gardens and provides an excellent setting for al fresco dining. In all the gardens and grounds extend to approximately 2.21 acres.





Coach House



Directions (TN18 4RP)

What3words: sifts.informer.flaking

Services

We are advised by our clients that they are on mains electricity, gas and drainage.

Local authority

Tunbridge Wells Borough Council
<https://tunbridgewells.gov.uk/>

Council tax

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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.
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