

Hazelden Farmhouse

Cranbrook, Kent





A wonderful Grade II listed property in a magical rural setting with stunning views, delightful gardens, a home office and garaging.

Cranbrook 2.4 miles. Goudhurst 3.5 miles, Staplehurst station 5.2 miles (London Bridge from 53 minutes), Marden station 6 miles (London Bridge from 49 minutes), Tunbridge Wells 13.7 miles, Ashford station 18.5 miles (London St Pancras from 36 minutes), Rye 20 miles, Gatwick airport 37.5 miles, London 50 miles (All times and distances approximate).


7


4


3

Summary of accommodation

Main House

Ground Floor: Drawing Room | Dining Room | Family Room | Kitchen/Breakfast Room | Boot Room | Cloakroom

First Floor: Principal Bedroom with En Suite Bathroom | Four Further Bedrooms (One with En Suite Shower Room) | Family Bathroom

Second Floor: Two Bedrooms | Bathroom | Attic Storage Room

Outside

Mature lawned gardens | Paved Terrace | Wild Flower Meadow | Pond | Detached Garaging | Home office

In all about 1.53 acres

Situation

(Distances and times are approximate)

The property is located just over two miles from the popular Wealden town of Cranbrook and just 2.2 miles from the highly regarded Cranbrook School.



Cranbrook offers a good range of amenities for everyday needs, as does the nearby pretty village of Goudhurst. A comprehensive range of facilities are available at the larger centres of Tunbridge Wells, Maidstone and Ashford.



There is an excellent choice of schooling in the area, in both the state and private sectors, including Dulwich School in Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and the property lies within the Cranbrook School Catchment Area.



For commuters, train stations can be found at Marden, Tonbridge, Staplehurst and Tunbridge Wells providing a regular service to London and fast trains to St Pancras are available from Ashford.



Hazelden Farmhouse

Hazelden Farmhouse is a most attractive Grade II listed country house, believed to date back to the 16th century with later additions. It sits in a wonderful rural location and enjoys fabulous views over the surrounding rolling Kentish countryside. The timber-framed house has white weather boarded and red tile hung elevations under a tiled roof with a catslide roof to the rear.

Internally, the house provides well-proportioned and beautifully presented accommodation totalling 3,884 square feet, arranged over three floors. It offers a wealth of character features including fireplaces and exposed beams and timbers, blending perfectly with modern day convenience. The drawing room overlooks the front and has a lovely inglenook fireplace with a bressummer beam above. A door leads through to a dining room with wooden floor and a fireplace, and a family room.

The triple aspect kitchen/breakfast room is well-appointed and includes a range of fitted units, Aga cooker and a vaulted ceiling. Off the kitchen, there is a useful boot room, utility room, cloakroom and door to the side. There is also a rear reception room with a door to the outside.

On the first floor the principal bedroom benefits from an en suite bathroom. There are four further bedrooms on this level, one of which has an en suite shower room, as well as a family bathroom. There are two further bedrooms on the second floor as well as a bathroom, all of which have vaulted ceilings, and access to a large attic storage room.



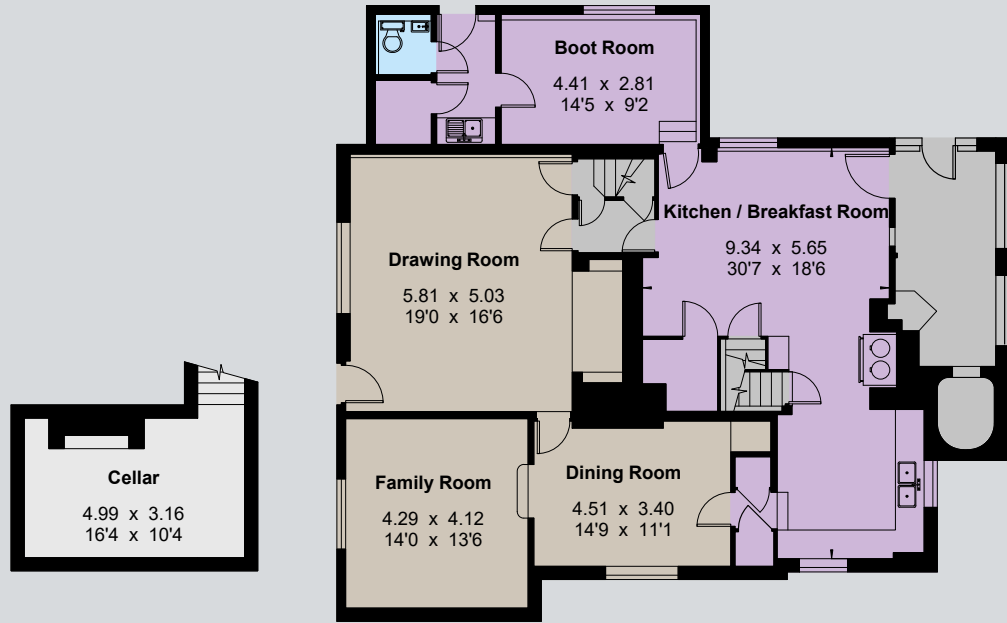
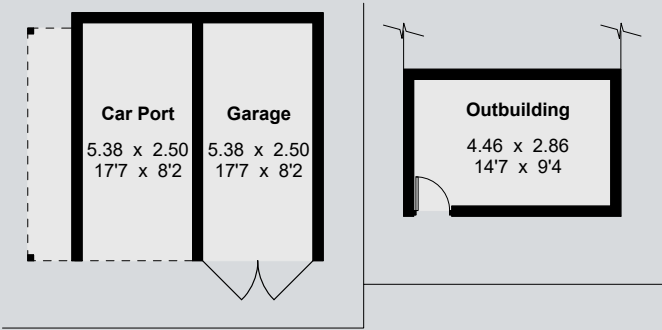




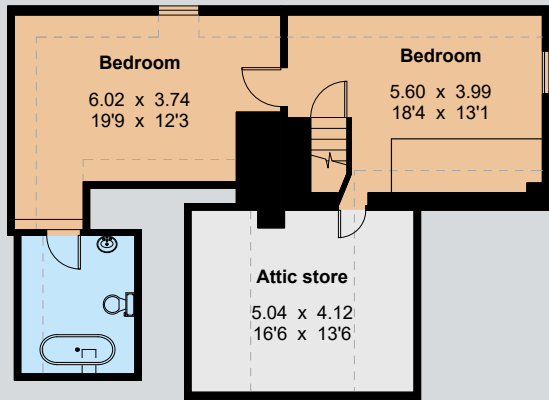
FLOORPLAN

Approximate Gross Internal Floor Area
House - 360.9 sq.m / 3884 sq.ft
Outbuildings - 40.9 sq.m / 440 sq. ft

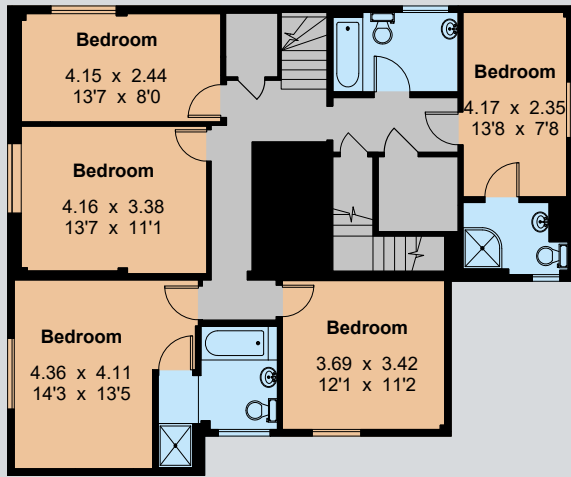
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor



Outside

The house is approached via a gated entrance over a gravel driveway leading to the detached garage building which provides one closed and one open garage. There is a further large outbuilding providing a useful home office (able to accommodate a number of workers). The delightful gardens surrounding the house are a particular feature and enjoy stunning views over the rolling Kentish countryside. The front garden is laid to lawn with a multitude of mature trees as well as a sitting area overlooking a pretty pond. To the rear there is a large paved terrace, ideal for al fresco dining and entertaining whilst enjoying the fantastic rural views. The rear gardens are laid to lawn and lead on to a wild flower meadow. In all the property extends to about 1.53 acres.

Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council,
Tel. 01892 526121

Council Tax: Band G

EPC: C

Postcode: TN17 2LP

www.what3words.com/novel.charm.stammer

Directions: From the Wilsley Pound Roundabout on the A229 near Cranbrook, head north on Goudhurst Road (A262). Continue for 1 mile then turn right onto Marden Road. After 0.2 of a mile, turn right (just after the slight left-hand bend) onto a private road signposted 'Hazelden'. Continue for 0.3 of a mile and the entrance to HazeldenFarmhouse will be found on the left-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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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Particulars dated May 2025. Photographs and videos dated April 2025.

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