



WELLINGTON HOUSE

High Street, Hawkhurst, Cranbrook, Kent, TN18 4JS



AN ELEGANT COUNTRY HOUSE

This historic family home provides substantial and well-proportioned family accommodation as well as beautiful gardens and grounds, set within the sought-after Cranbrook School Catchment Area.

 5-6
 3-4
 4-5
Grade
II
listed

Local Authority: Tunbridge Wells Borough Council

Council Tax band: G

Tenure: Freehold

EPC: D



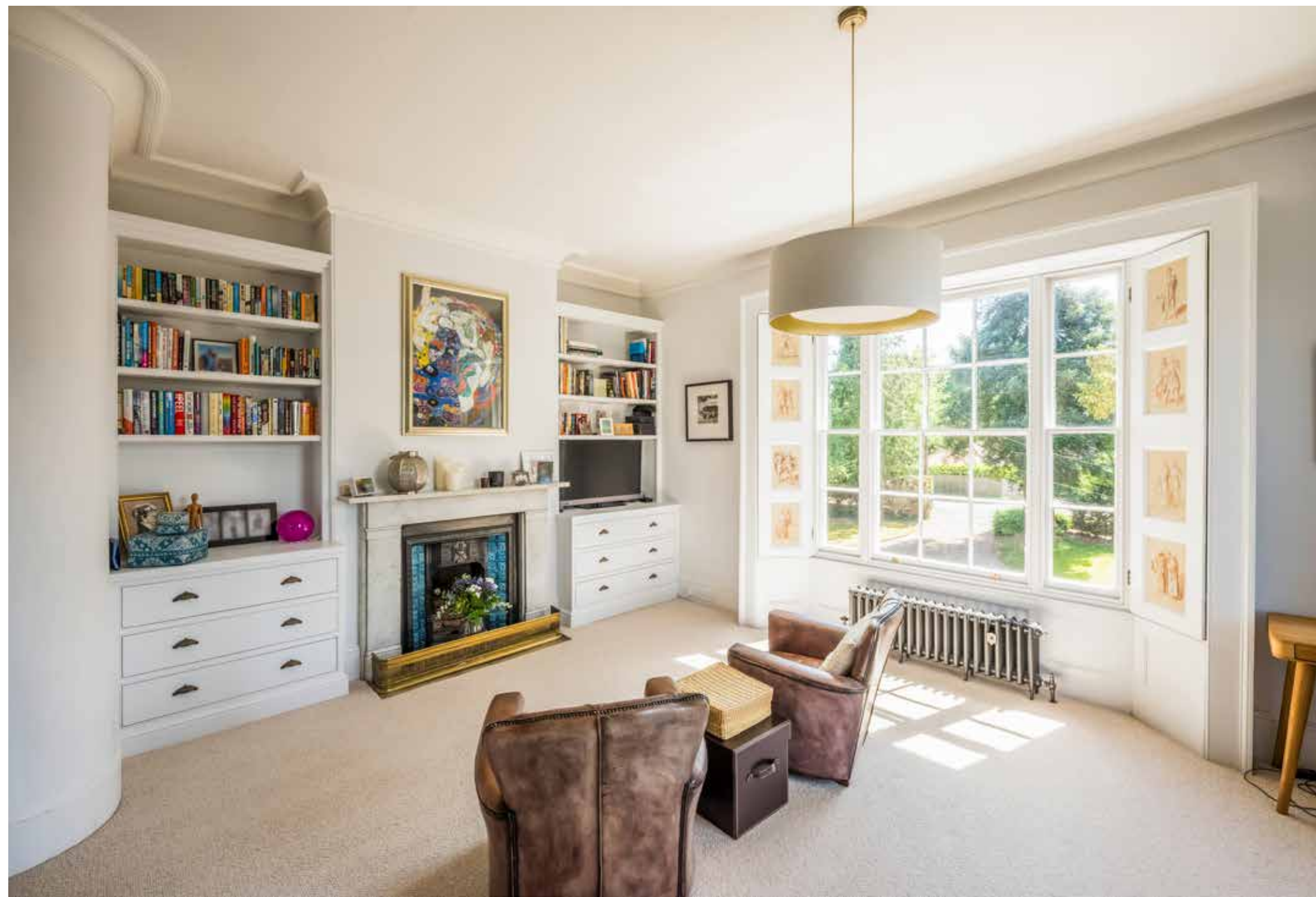
SITUATION

Etchingam station 5 miles (London Bridge from 64 minutes). Staplehurst station 10 miles (London Bridge from 52 minutes). Headcorn station 12.5 miles (London Bridge from 57 minutes). Tunbridge Wells 15 miles. London 51 miles. (All times and distances approximate)

The property is located in a convenient position in Hawkhurst which offers excellent facilities for everyday needs. The spa town of Royal Tunbridge Wells offers a comprehensive range of shopping, commercial and recreational facilities as well as the famous Pantiles with its interesting specialist shops. Mainline rail services are available from Etchingam, Staplehurst and Headcorn with a regular service to London from just under an hour.

The property lies within the popular Cranbrook School Catchment Area. Other notable schools include St Ronan's in Hawkhurst, Dulwich Preparatory in Cranbrook, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge.





THE PROPERTY

Wellington House comprises one half of an imposing Grade II listed property which offers elegant and well-proportioned family accommodation, arranged over four floors and totalling 4337 square feet.

The house is believed to have been built in the early 19th Century to a classical Georgian design for Henry Winchester (the Lord Mayor of London 1834/5) and has attractive external front elevations under a slate roof. Historic records state that the Duke of Wellington was entertained at the house, and there are certainly good entertaining rooms with grand features including high ceilings, window shutters, panelled doors, moulded architrave, cornicing and fine fireplaces.

The fabulous double aspect kitchen is located at the front of the house and includes an extensive range of fitted cupboards, Range cooker and large windows. The property also benefits from a useful utility room and a lower ground floor with various rooms (currently used as a games room, gym and store).

The five spacious bedrooms and three bath/shower rooms are arranged over the first and second floors. The stunning principal bedroom spans the depth of the house and has an adjoining bathroom. There are two additional bedrooms on this level, one of which has an en suite shower room. There are two further bedrooms on the second floor as well as a bathroom and separate w.c.





OUTSIDE

The house is approached over a gravel driveway leading to the house and parking area. Wooden gates lead through to the gardens and front door.

The delightful gardens and grounds are laid to lawn with mature trees and shrubs providing privacy. To the rear of the house, a large paved terrace creates the perfect space for al fresco dining and entertaining. The terrace leads on to the lawned gardens with two sets of steps leading down to a small pond. There is also a vegetable garden with raised beds and a greenhouse.

In addition to the main house there is a detached brick built annexe/studio, totalling 456 square feet. This comprises a large room with fitted cupboards, a kitchen area and a bathroom.





DIRECTIONS

From Tunbridge Wells, proceed south on the A21 for just over 10 miles. Upon reaching the Flimwell crossroads and traffic lights, turn left onto the A268 towards Hawkhurst. Continue on this road for 2.6 miles and the entrance driveway to Wellington House will be found on the left-hand side (before reaching the crossroads in the centre of Hawkhurst).

What3Words:
www.what3words.com/passport.serve.salary





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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