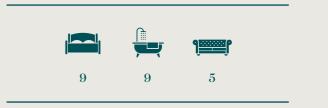


An exceptionally positioned country house right on the water's edge of Bewl Water, offering uninterrupted south-facing views across the lake and frontage to the water.

Wadhurst (London Bridge 55 minutes) 3.3 miles, Tunbridge wells (London Bridge 44 minutes) 7.9 miles

Gatwick Airport 29.6 miles, Channel Tunnel 42.8 miles, London 54.3 miles

(All distances and times are approximate)



Summary of accommodation

Reception hall | Drawing room | Sitting room | Cloakroom | Utility room | Kitchen/breakfast room | Boot room | Pantry | Dining room | Games room | Bedroom

Principal bedroom suite with two dressing rooms | Two further bedrooms, both en suite one with a dressing room

Two further bedrooms both en suite

Separately accessed first floor with two bedrooms both en suite

Annexe bedroom with kitchenette and en suite

Stables and tack room

In all about 4.63 acres with direct water frontage

2 | Hook Place

SITUATION

Situation

Hook Place is set in the heart of the High Weald Area of Outstanding Natural Beauty with Bewl Water as an incredible backdrop. With direct frontage to Bewl Water, this beautiful reservoir has over 800 acres of water surrounded by rolling hills and woodland. Bewl Water boasts a variety of water activities, cycling, walking, horse riding and is an ornithologists' paradise. The lake is partly designated as a nature reserve and enjoys an impressive range of wildlife including herons, kingfishers, and ospreys.









4 | Hook Place | 5

Hook Place

Argubley the best location on the Bewl Water, private, uninterrupted views and all south-facing, Hook Place is the ideal escapism property. The property dates, we understand, from the 1920's with decorative chimneys dating from the 1840's, a charming feature of the house. An impressive reception hall leads to a series of large, light reception rooms which provide the ideal environment for both family living and entertaining.











LIVING SPACE







The stunning kitchen/breakfast room is the true heart of the property and is complete with a large breakfast bar/island, a part glass roof, ample floor and wall units and an abundance of quality fittings including an AGA.

The property has been refurbished and most recently the old external storerooms renovated into a games room, still with access onto the garden, whilst the other stores rooms now serve as a neatly laid out annexe bedroom with a kitchenette, en suite and its own external access.





8 | Hook Place | 9

BEDROOM ACCOMMODATION

BEDROOM ACCOMMODATION















FLOOR PLAN GARDENS & GROUNDS









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.

Hook Place | 13 12 | Hook Place

GARDENS & GROUNDS

Gardens & grounds

An attractive sweeping driveway provides a delightful approach to the property and leads to a large parking area in front of the property. The land totals around 4.63 acres of which around half is formal lawn and half is light woodland. The property benefits from having direct water frontage onto Bewl Water from much of the garden.

Property Information

Services: Mains water and electricity, oil fired central heating and private drainage.

Tenure: Freehold

Local Authority: Wealden District Council: 01892 653 311

Council Tax: Band D

EPC Rating: E

Directions

Postcode: TN5 6HW

What3words: // cope.motored.playfully

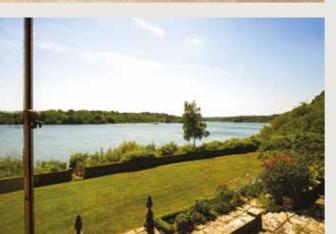
Viewings: Viewing is strictly by appointment through Knight Frank.

Agents Note: Southern Water draft Water Resource

Management Plan (drWRMP24) includes an option that involves
the raising of Bewl Reservoir by 0.4m to increase storage and
yield. The earliest it will be needed is 2061.







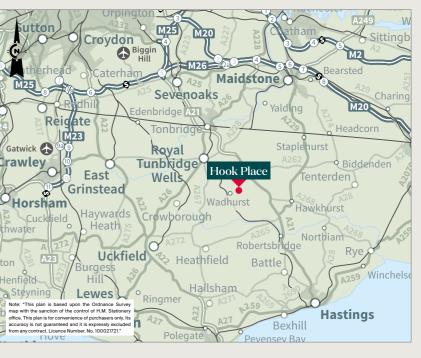








GARDENS & GROUNDS



Hook Place | 15

14 | Hook Place



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