



‘Our Focus Determines Your Reality’



Rye Road
Hawkhurst
Kent
TN18 5DW



Reception Hall * Sitting Room * Dining Room
Library * Garden Room * Study * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom Ensuite * Four Further Bedrooms, One Ensuite
Family Bath/Shower Room * Separate W.C.

Grounds just under 2 Acres * Swimming Pool * Pool House
Pond * Greenhouse * Potting Sheds
Two Double Garages * Extensive Off-Road Parking



SPACIOUS DETACHED FAMILY HOME WITH STUNNING FAR-REACHING VIEWS

Located on the outskirts of the village of Hawkhurst, this spacious, detached family home, spanning three floors, provides well-proportioned, light and airy rooms presented in immaculate order throughout. The house sits in an Area of Outstanding Natural Beauty with far-reaching views of the adjoining apple orchards and meadows.

The accommodation consists of a reception hall, double aspect sitting room with bay window, fireplace and wood-burning stove, a dining room with bay window and fireplace, a cloakroom, a double aspect study and a library opening into a garden room. The kitchen/breakfast room has a roof lantern which floods the room with light, and a door opening to a utility room with access to the attached double garage and to the outside.

On the first floor there is a double aspect principal bedroom with bay window and ensuite bath/shower room, three further bedrooms, a family bath/shower room and a separate w.c. On the second floor there is a further bedroom with ensuite bathroom and access to the loft storage.

There are just under 2 acres of attractive garden and grounds laid predominantly to lawn, with mature herbaceous and shrub borders, as well as wooded areas. The spacious terrace is ideal for alfresco dining, with stunning views over the south-west facing garden and beyond. In addition, there is a pond and a swimming pool with pool house. Gates open onto a circular gravel driveway providing extensive off-road parking, there are also two double garages, one with an EV charger.



HAWKHURST

Hawkhurst offers a good selection of shops including Waitrose and Tesco supermarkets, a chemist, florist, butcher, baker and gift shops. Other local facilities include a Kino cinema, two doctors' surgeries, opticians, dentists, vets and hairdressers. There are restaurants and country pubs as well as sports clubs including squash, tennis, badminton and golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are also a number of other excellent private and state schools nearby, such as St Ronans, Dulwich School, Bethany, Kent College and Benenden School.

Situated within easy driving distance to the A21 which provides access to the M25 motorway. Mainline stations may be found at Etchingham, approximately 10 minutes' drive away, with services through Tunbridge Wells to London and also at Marden or Staplehurst with services to London Bridge, Charing Cross and Cannon Street.









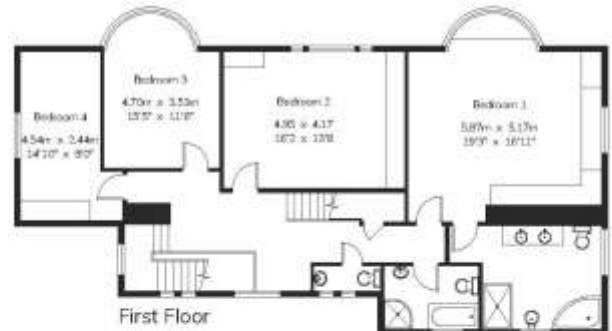




Hadley House, Hawkhurst

House - Gross Internal Area : 376.7 sq.m (4,054 sq.ft.)

Garages - Gross Internal Area : 66.7 sq.m (717 sq.ft.)



For Identification Purposes Only.

ID: 2025-01-01-001-001



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C – full details available on request

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com