



HOMERTON LODGE

Heartenoak Road, Hawkhurst, Cranbrook, Kent



EDWARDIAN FAMILY HOUSE IN A SOUGHT-AFTER LOCATION

This wonderful detached period home offers well-proportioned space with fabulous views over the surrounding Wealden countryside. The property sits in a sought-after location, less than a mile from amenities, and within the popular Cranbrook School Catchment Area.

			EPC
4	2	2-3	D

Local Authority: Tunbridge Wells Borough Council
Council Tax band: F
Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Etchingham 5.7 miles (London Bridge from 64 minutes). Cranbrook 3.3 miles. Staplehurst 9 miles (London Bridge from 53 minutes). Tunbridge Wells 14 miles.

Postcode: TN18 5EU www.what3words.com/grin.announced.liability



SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA

The property occupies a sought-after position off a country lane, less than a mile from the popular village of Hawkhurst which offers a wide range of everyday facilities including Tesco and Waitrose supermarkets, a post office and cinema. Etchingham and Staplehurst both offer mainline services to London as does Tunbridge Wells which also offers an extensive range of shopping, commercial and educational facilities. The ancient town of Rye and coastal beaches are within easy travelling distance. There is an excellent choice of schooling in the area, in both the state and private sectors, and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich School in Cranbrook, 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.







WELL-PROPORTIONED FAMILY HOUSE WITH RURAL VIEWS

Homerton Lodge is a wonderful detached Edwardian house offering well-proportioned family accommodation with fabulous rural views. The unlisted period property is built of red brick with attractive tile hung upper elevations and a charming pillared portico to the front. The spacious accommodation totals 2123 square feet, arranged over three floors, with excellent ceiling heights. The front door opens into a welcoming entrance hall providing access to a sitting room with an original working fireplace and a lovely large square bay window overlooking the front. The spacious family room also has an original working fireplace, flanked by fitted cupboards and shelving, as well as French doors opening out to the rear terrace and gardens. The double aspect country kitchen has fitted units with an integrated dishwasher, Rayburn range cooker and a dining area to one end with a solid wood dresser and French doors opening to the rear terrace and gardens.

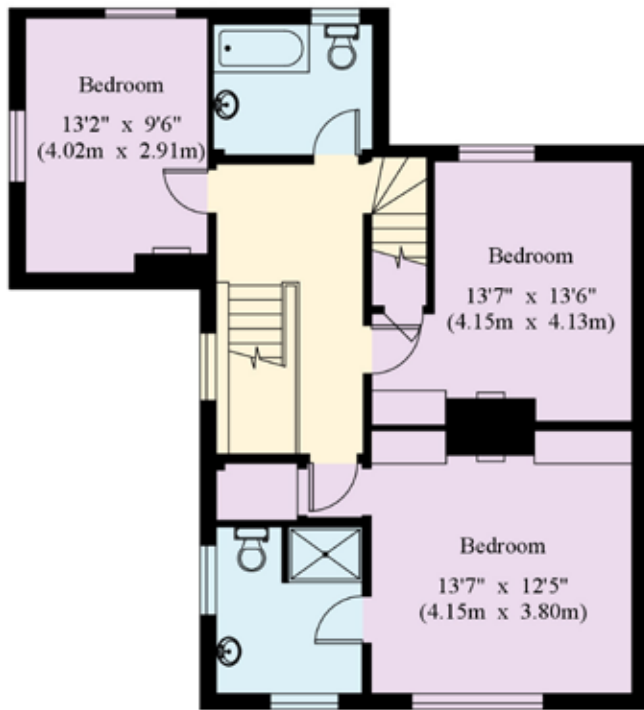
On the first floor, the principal bedroom overlooks the front and benefits from a double aspect en suite shower room. There are two further bedrooms on this level as well as a family bathroom. A further bedroom is located on the second floor as well as a further spacious landing area which would be ideal as a home office or hobby room.

The house is approached from a country lane over a gravel driveway providing off road parking. There is a small hedge enclosed lawned garden to the front. To the rear of the house, there is a raised decked terrace. Steps lead down to a large paved terrace, ideal for al fresco dining or entertaining. The delightful 'L' shaped garden is laid to lawn with a multitude of mature trees and shrubs providing a great deal of privacy. There is also a timber built former garage providing storage.

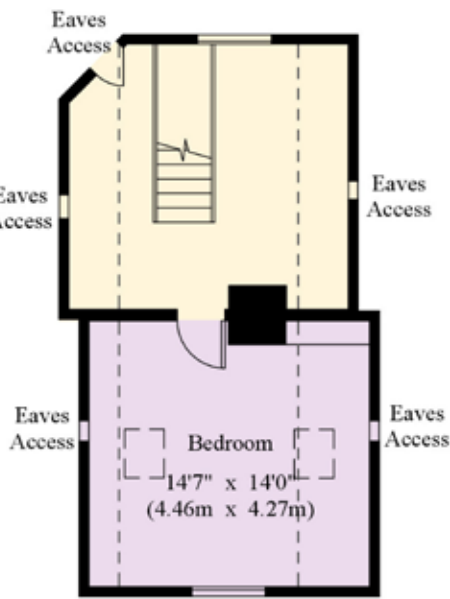




Garage
15'6" x 8'5"
(4.73m x 2.58m)
(Approx.)



----- Restricted Height



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.

A wide, open lawn area, possibly a golf course green or fairway, surrounded by mature trees and dense foliage. The grass is green and well-maintained. The trees are mostly deciduous with green leaves, though some show early autumn colors. The scene is bright and sunny, with shadows cast across the grass.

Your partners in property

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