Knight Frank



MARTIN HOUSE

High Street, Hawkhurst, Cranbrook, Kent



AN EXCITING REFURBISHMENT PROJECT

This attractive detached property is in need of remodelling and total refurbishment but offers huge potential for a purchaser to create a wonderful family home in a sought-after village location and within the Cranbrook School Catchment Area.

			EPC
4	2	5	C

Local Authority: Tunbridge Wells Borough Council

Council Tax band: C

Tenure: Freehold

Services: Mains water, electricity and gas. Electric heating. Mains drainage.

Cranbrook 4 miles. Etchingham 4.6 miles (London Bridge from 74 mins). Staplehurst 9.7 miles (London Bridge from 63 mins). Tonbridge 17 miles (London Bridge from 34 mins).

Postcode: TN18 4PX **www.what3words.com/upper.distanced.supposed**







SOUGHT-AFTER VILLAGE SETTING, CLOSE TO AMENITIES

The property occupies a delightful just half a mile from the centre of the popular village of Hawkhurst which offers excellent facilities for everyday needs including a Waitrose supermarket and Kino independent cinema. Further amenities can be found at the larger centres of Cranbrook, Tenterden and Tunbridge Wells with its historic High Street and Pantiles. Train services to London are available from Etchingham, Staplehurst, Tonbridge, Ashford and Tunbridge Wells stations.

There is an excellent choice of schooling in the area, in both the private and state sectors, and the property lies within the Cranbrook School Catchment Area. Other notable public schools include St Ronan's (Hawkhurst), Marlborough House Vinehall (Robertsbridge) Bethany (Cranbrook), Dulwich Prep (Cranbrook), Benenden, Mayfield and Sutton Valence.











OPPORTUNITY TO CREATE A WONDERFUL FAMILY HOME

This attractive detached property offers huge potential to create a wonderful family home in a sought after location. Although the house is in need of remodelling and complete refurbishment, having previously been a nursery / kindergarten for the nearby school, it offers substantial accommodation totalling 3358 square feet.
The accommodation is arranged over two floors. Currently, the ground floor provides a number of reception rooms which include a large open plan double aspect space with a conservatory off. The remaining rooms are located at the rear of the house and have French doors opening out to the gardens. There is also a kitchen on this level as well as the communal nursery w.c.'s.

On the first floor there is a spacious 'L' shaped double aspect living / dining room with windows overlooking the side and rear. There is also a kitchen with fitted units and a separate utility room.

Agents Note:
A survey in October 2025 identified potential asbestos in the chimney roof tiles only – recommendation was to monitor and manage, and not remove.

Outside, the house is approached over a gravelled driveway leading to the house, garage and ample parking area set within a walled courtyard. The gardens surrounding the property are laid to lawn with mature trees and shrubs providing privacy. There are also paved terraces, a children's play area and garden sheds.





Approximate Gross Internal Area =
House (including garage): 300.8 sq m / 3238 sq ft. Outbuildings: 11.2 sq m / 120 sq ft.
TOTAL: 312.0 sq m / 3358 sq ft.

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.



Simon Biddulph
01892 515035
simon.biddulph@knightfrank.com

Knight Frank
47 High Street, Tunbridge Wells,
Kent, TN1 1XL

knightfrank.co.uk

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