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Conghurst Lane, Hawkhurst

6 3 4



Main Description

Originally formed from three farm workers' cottages, this substantial period property has been thoughtfully combined and extended to create a generous family residence, proudly retaining its original character features, including impressive fireplaces. The accommodation, arranged over two floors, offers versatile living spaces perfectly suited to modern family life.

The ground floor welcomes you with a spacious entrance hall, leading to a cosy snug/library, a comfortable family room, a bright living room, and a dedicated office. The heart of the home is the open-plan kitchen/dining room, a highlight featuring fitted units beneath oak worktops and a generous island with double ovens and a Calor gas hob. French doors from the dining area open onto a brick-paved terrace, creating an ideal setting for both everyday living and entertaining against a backdrop of beautiful countryside views. A convenient cloakroom completes this level. Upstairs, you will find six well-proportioned bedrooms. The impressive principal suite boasts uninterrupted panoramic views, 'his and hers' built-in wardrobes, and a well-appointed en suite bathroom. A further double bedroom benefits from a 'Jack-and-Jill' en suite shower room, while three additional double bedrooms and a single bedroom are served by a spacious family bathroom. The property also includes a large, part-boarded attic space with natural light, offering excellent potential for further accommodation, subject to the necessary consents.

Outside

The outdoor spaces are a true asset to this home. The rear gardens gently slope away from the house, bordered by mature hedging, and feature a broad expanse of lawn with seasonal planting, fruit trees, walnut, and mulberry trees. An area at the far end of the garden once served as a productive vegetable plot, and a delightful tree house is nestled within an oak tree. Various garden sheds provide useful storage. To the front, a pretty cottage garden welcomes you with blooming rose bushes and traditional planting. The property also benefits from a double garage and ample off-road parking for multiple vehicles.





- CHARACTER SIX BEDROOM DETACHED HOUSE
- CHARACTER FEATURES INCLUDING FIREPLACES
- SOUTH WEST FACING GARDEN WITH FAR-REACHING VIEWS
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND F
- SOUGHT AFTER LANE LOCATION
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- GENEROUS ACCOMMODATION
- EPC RATING D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	