






**WETHERINGHOPE**  
The Moor, Hawkhurst, Kent



AN IMPRESSIVE GRADE II\* LISTED GEORGIAN HOUSE  
WITH A THREE BEDROOM COACH HOUSE AND  
GARAGING AS WELL AS OUTSTANDING GARDENS,  
LOCATED IN A PROMINENT POSITION  
ON THE MOOR IN HAWKHURST.

			EPC HOUSE	EPC COACH HOUSE
8 - 11	6 - 7	7 - 9	D	E

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: House - H; Coach House - E

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

Distances: Etchingham station 4.25 miles (London Bridge from 64 minutes). Cranbrook 4.7 miles. Staplehurst station 10.5 miles (London Bridge from 53 minutes).

Tunbridge Wells 14 miles. Ashford International 22 miles (London St Pancras from 36 minutes).

Postcode: TN18 4PG

What3Words: ///styled.uniforms.perfected



## SITUATION

Wetheringhope occupies a prominent and sought-after position on The Moor in 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.

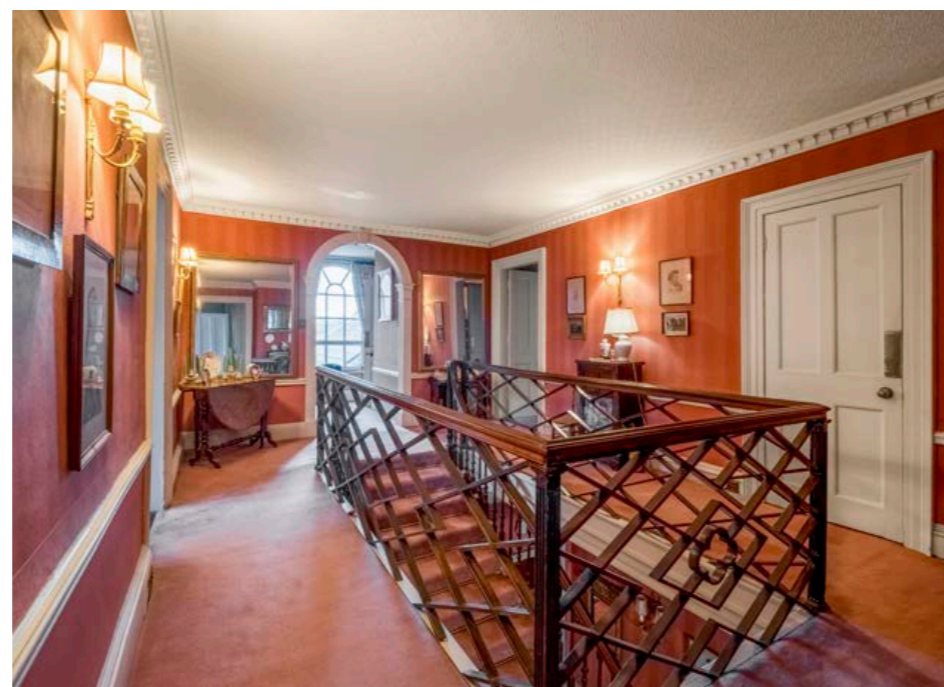


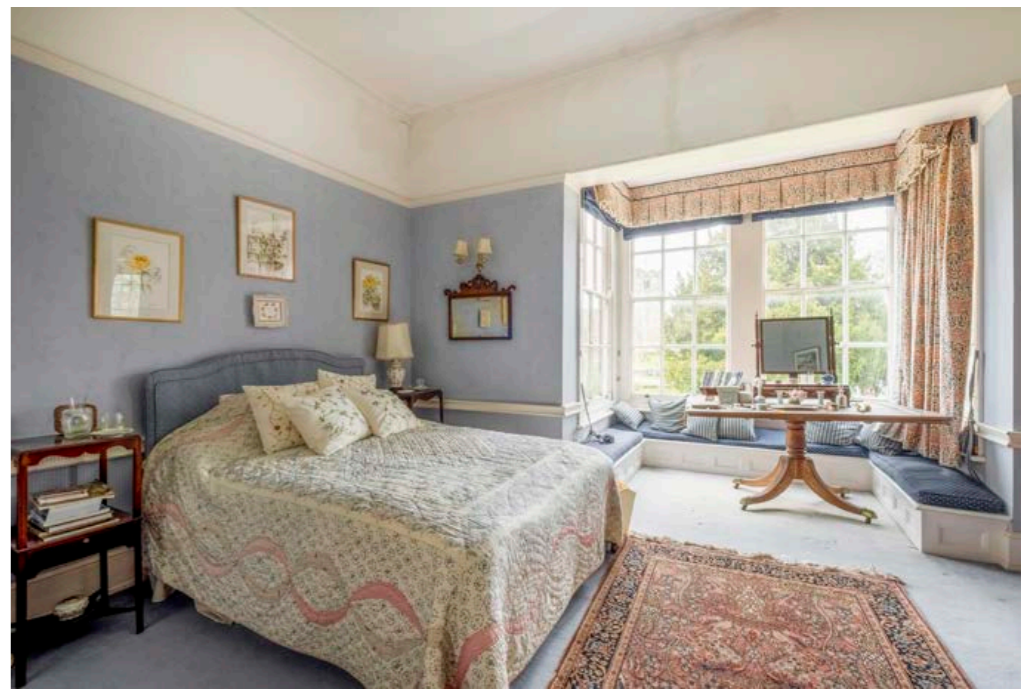
# THE PROPERTY

This wonderful detached Georgian house offers elegant accommodation with a wealth of features typical of the period including symmetrical facades, sash windows, window shutters, grand rooms and excellent ceiling heights. The double fronted Grade II\* listed property is believed to date back to the mid-18th century and has attractive red brick elevations under a tiled roof with columns to the front and rear. Internally, the exceptionally well-proportioned house offers substantial and extremely versatile family accommodation totalling 6904 square feet, arranged over three floors plus a cellar.

The front door opens into a grand reception hall with an elliptical arched opening to a magnificent central staircase with turned balusters leading to the first floor. Either side of the reception hall there is a double aspect study and a snug. The formal reception space flows beautifully and includes an impressive dining room with a fireplace and fabulous deep bay window overlooking the side gardens. The drawing room also has a fireplace as well as French doors opening out to the side gardens. Off the drawing room there is a lovely conservatory with a door leading through to the spacious kitchen/breakfast room; both of these rooms have French doors opening out to the rear gardens creating a perfect space for entertaining. The well-equipped kitchen has full height windows with window shutters as well as extensive fitted cupboards and drawers, an Aga cooker and a central island with integrated appliances and breakfast bar. A rear hall gives access to an external store room as well as a useful utility room and a spacious sitting room with a fireplace.

The first floor landing spans either side of the central staircase and has chinoiserie-pattern balustrading. The principal bedroom features a wonderful deep bay window to the side and benefits from an en suite bathroom. The second bedroom has a wonderful square bay window with a charming window seat. There are two further bedrooms on this level, both with en suite bathrooms, as well as a shower room and a study with en suite bathroom. There is also an additional bedroom, currently used as a dressing room. Four further bedrooms are located on the second floor as well as a bathroom.





# THE COACH HOUSE AND GARDENS

The house is approached over a driveway leading to the detached triple garage with loft storage above. Attached to the rear of the garage is a Coach House annexe which provides excellent ancillary accommodation with its own paved garden. On the ground floor is a sitting/family room, dining room, kitchen and a bathroom. There are three bedrooms on the first floor.

The delightful and beautifully maintained gardens are a particular feature of the property and are laid to lawn with manicured hedging, mature trees and shrubs. To the rear of the house, accessed from the kitchen, there is an extensive entertaining terrace. This leads on to the swimming pool and further terraces. There is a further hedge enclosed area of lawned garden with an ornamental pond as well as a walled garden with lean-to greenhouse.

In all about 1 acre.



THE COACH HOUSE



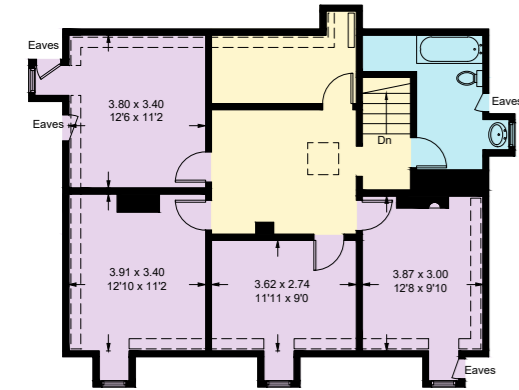
THE COACH HOUSE



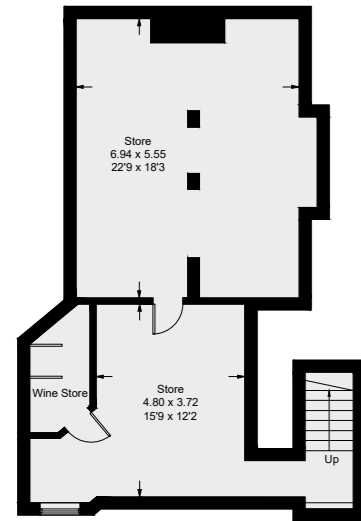
THE COACH HOUSE







Second Floor



Cellar



Ground Floor

- - - = Reduced headroom below 1.5m / 5'0"



First Floor



Approximate Gross Internal Area

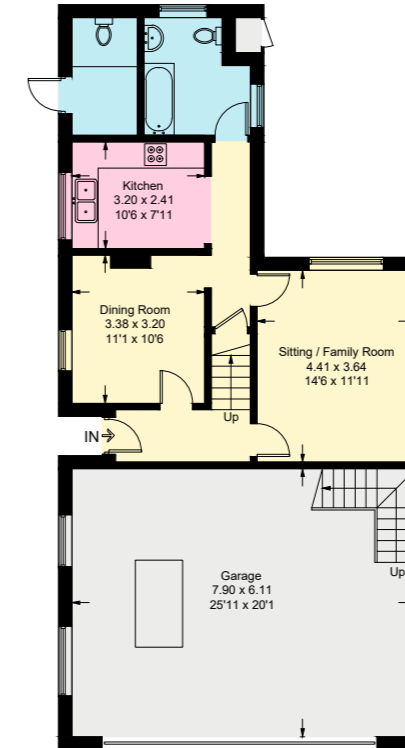
House: 570.4 sq m / 6140 sq ft (Excluding Pump Room/Store)

Cellar: 71.0 sq m / 764 sq ft

Coach House (Including Garage/Excluding External Cupboard): 189.6 sq m / 2041 sq ft

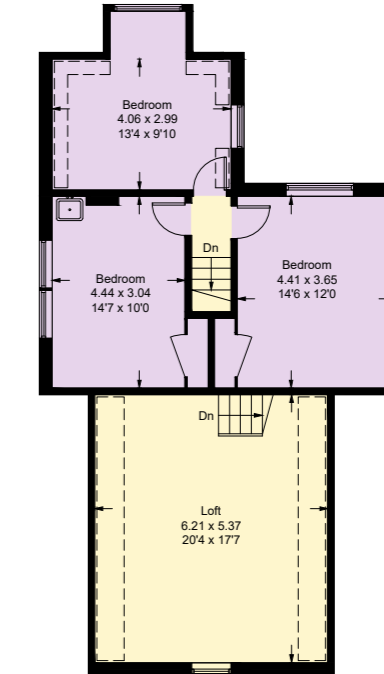
**TOTAL: 641.4 sq m / 6904 sq ft**

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.



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



Annexe - First Floor



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We would be delighted  
to tell you more.

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