



**The Old Station House Gill's Green
Hawkhurst, Kent TN18 5ER**

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Offers Over £1,100,000

Set within approximately four acres of gardens, paddock and grounds, The Old Station House is a wonderfully characterful and substantial 5-bedroom country home offering an exceptional blend of period charm, versatile accommodation and impressive ancillary buildings, all positioned within the highly regarded Wealden hamlet of Gill's Green on the outskirts of Hawkhurst being within the sought after Cranbrook School Catchment Area.

Description

This handsome and distinctive family home is rich in character throughout, with generous proportions, multiple reception spaces and an abundance of original features, creating a warm and welcoming atmosphere ideally suited to both family living and entertaining.

The heart of the home is the beautifully appointed kitchen, fitted with a traditional gas-fired AGA, electric hob and extensive preparation space, opening seamlessly into a superb open-plan breakfast and dining area with central island and tiled flooring. Complementing the main living space is a practical utility room with shower and WC.

The ground floor offers a remarkable degree of flexibility, featuring a large reception hall, a comfortable principal sitting room with wooden flooring and gas fire, together with a second sitting room centred around a wood-burning stove. Further accommodation includes two separate study areas/home offices, ideal for modern remote working, alongside additional storage space. Two independent staircases enhance the home's character and functionality.

On the first floor, the property provides five well-proportioned bedrooms. The principal suite benefits from an en-suite bathroom with shower over bath, while two further bedrooms feature built-in wardrobes, one also enjoying a n adjoining dressing room. A stylish family bathroom serves the remaining

bedrooms and includes a separate walk-in shower.

Exterior: Approached via a side driveway, the property enjoys expansive gardens and grounds extending to approximately four acres, including a two-acre paddock and stable facilities, making it particularly attractive for equestrian or lifestyle buyers.

A range of outbuildings further enhances the property's appeal, including a workshop, treatment room, garden outbuilding and additional stores. Of particular note is the substantial hobby barn/store, which already benefits from planning permission and is currently used as a summer house and offers exciting potential for conversion into ancillary accommodation and substantial holiday let income, subject to the necessary planning consents.

Additional features include a detached cabin connected to the main house, double garage and further useful outbuildings.

Combining countryside charm with outstanding versatility, The Old Station House represents a rare opportunity to acquire a unique Kentish country home with extensive lifestyle potential in one of the area's most sought-after semi-rural settings.

Services: Mains Electricity, Mains Water, Mains Gas, Mains Drainage

Council: Tunbridge Wells Band: G

EPC: D

Location

The Old Station House is situated about 1 mile to the north of Hawkhurst, where local amenities include Waitrose, Tesco supermarkets, good local shops including a butchers and florist, restaurants and a Kino Digital cinema. More extensive shopping and leisure facilities can be found in Cranbrook (3 miles) and Tunbridge Wells (15 miles).

Fast and frequent rail services run from Etchingham (6 miles) and Staplehurst (8.7 miles) to London Charing Cross, London Bridge and Cannon Street in about 1 hour.

There is a good selection of schools in the area in both state and private sectors at primary and secondary levels. The old station house sits within the catchment area of Cranbrook Grammar school.

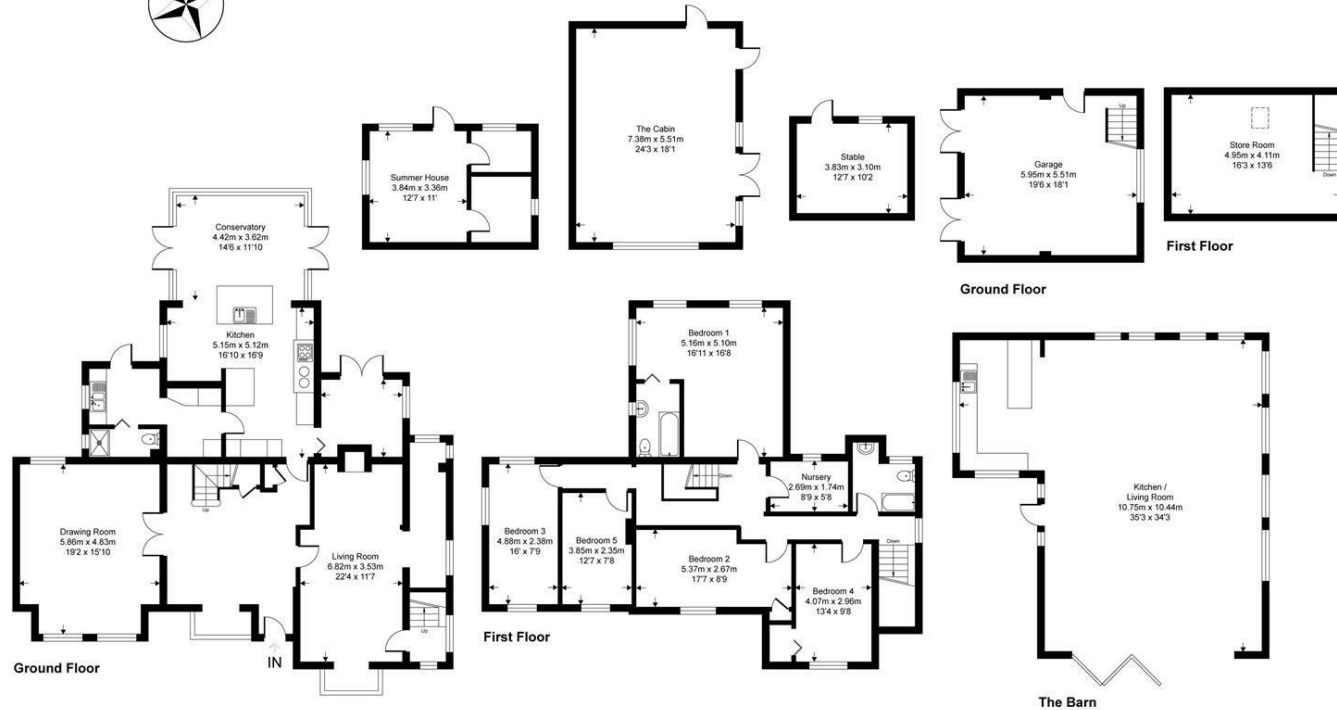
The A21 gives links to the M25, the coast, major motorway networks, Heathrow and Gatwick airports and the Channel Tunnel Terminus.

*All mileages and distances are approximate



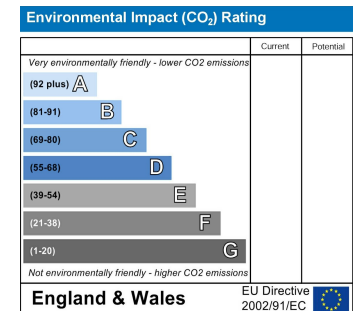
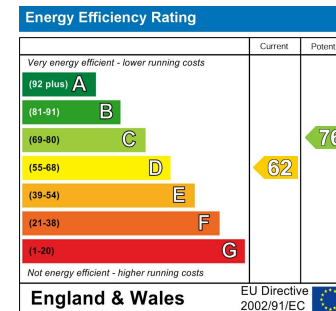
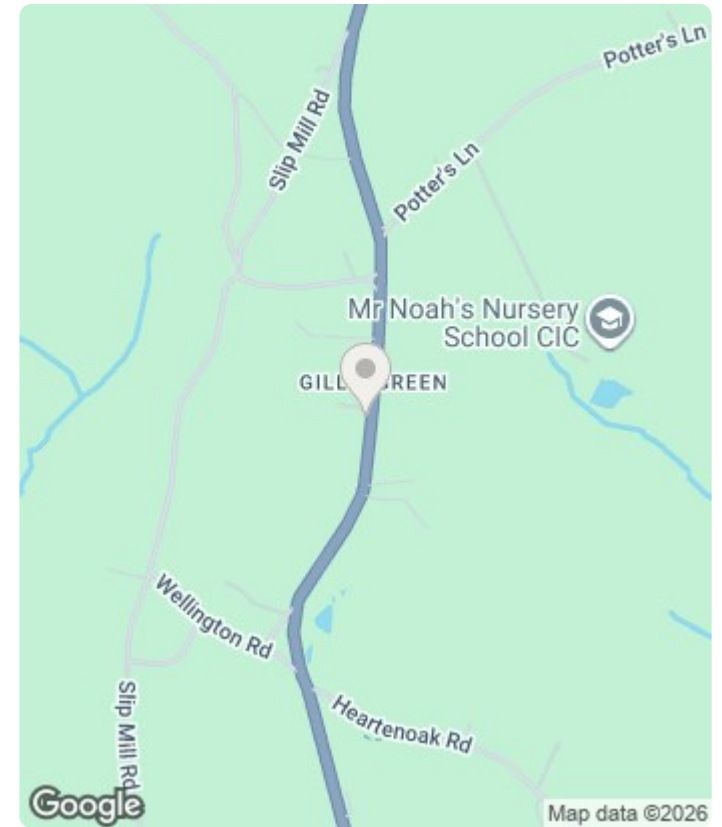
The Old Station House

Approximate Gross Internal Area = 257.7 sq m / 2775 sq ft
 Approximate Garage Internal Area = 57.2 sq m / 616 sq ft
 Approximate Outbuildings Internal Area = 167.9 sq m / 1808 sq ft
 Approximate Total Internal Area = 482.8 sq m / 5199 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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