



**FOTHERSBY,**  
RYE ROAD, HAWKHURST, KENT TN18 5DB



**Lambert  
& Foster**



HAWKHURST 0.7 MILES | STAPLEHURST MLS 10 MILES | RYE 13 MILES | CRANBROOK 4.5 MILES | TUNDBRIDGE WELLS 16 MILES

## FOTHERSBY, RYE ROAD, HAWKHURST, KENT TN18 5DB

A beautifully presented, Grade II Listed, detached seven bedroom family home, complemented by beautifully tended landscaped gardens and grounds extending to approximately 3.027 acres with a natural pond, swimming pool, cultivated kitchen garden and excellent supporting outbuilding, incorporating a triple bay garage, workshop and garden tractor and implement secure storage, a separate detached brick former garage, ample parking, all enjoying a southerly aspect with distant countryside views, set on the outskirts of Hawkhurst village. Cranbrook School catchment area.

**GUIDE PRICE £1,450,000 FREEHOLD**



### SITUATION

Fothersby is situated on the outskirts of Hawkhurst village approximately 0.7 miles pavement access to The Colonnade and high street providing good day to day amenities including independent shops, both Waitrose and Tesco supermarkets, petrol filling station, Kino digital cinema, café, doctor's surgery, primary school, village hall and playing fields. The historic Cinque Ports towns of Rye and Tenterden provide a comprehensive range of amenities situated 13 and 9.5 miles respectively. The A21 at Flimwell provides access to Tunbridge Wells and to the M25 motorway network. Excellent educational facilities within the area, in both the state and private

sectors include St Ronan's prep school, Dulwich and Cranbrook School, grammar schools in Tunbridge Wells and Maidstone (schoolsnet.com).

### DIRECTIONS

Leaving Hawkhurst on the A268 in the direction of Sandhurst/Northiam, proceed out past Hawkhurst tennis courts. The entrance drive will be found on the right hand side, the next property along. Using what3words App: fumes.unzipped.camps.

[WWW.LAMBERTANDFOSTER.CO.UK](http://WWW.LAMBERTANDFOSTER.CO.UK)



LAMBERT & FOSTER | FOTHERSBY, RYE ROAD

## DESCRIPTION

Fothersby is an impressive, detached, Grade II Listed family house, with origins understood to date back to circa 1500s with a significant extension in the 1930s. The property presents elevations of brick and tile hanging, set with multi paned, predominately secondary glazed, sash, casement, roofline and dormer windows, beneath a pitched and hipped tiled roof. vehicular access from the road. Fothersby has been meticulously maintained by the current seller with an attention to detail.

The character accommodation is arranged over three floors with an abundance of features including the very well proportioned square rooms with tall ceilings, wide windows and southerly aspect out across the landscaped gardens and countryside beyond. Fothersby has two front doors and entrance halls, relating back to when the house was owned by a consultant who ran his practice from home with patients visiting. The impressive reception rooms comprise a double aspect sitting room with fine, open inglenook fireplace, feature bay window with window seat, a double aspect drawing room with feature cast iron fireplace housing a coal effect gas fire, a bow window and glazed panel door to outside, a snooker/games room also with a double aspect, a double aspect dining room, an office and cloakroom. The impressive kitchen/breakfast room is comprehensively fitted with bespoke oak units and dresser, providing cupboards, book and display shelving, deep pan drawers, granite worktops, the former fireplace housing a range style cooker with five burner gas hob and electric ovens built-in larder style cupboard, integrated fridge, Bosch dishwasher, recessed ceiling downlights stunning, picture window incorporating double doors opening out onto the terrace, all enjoying fine views out across the garden. A very useful utility/boot room has a tiled floor, sink unit, space and plumbing for washing machine larder with shelving and a second cloakroom. A functionable cellar has good head height and has been used as a workshop.

A wide staircase leads up to the first floor landing and with doors leading off to the main suite comprising a dressing room with fitted wardrobes to one wall. The bedroom has an attractive fireplace, fitted book shelving and a double aspect. An en suite bathroom fitted with a traditional white heritage suite includes a panelled bath with mixer tap and shower attachment. The guest bedroom two has a pretty cast-iron fireplace and a built-in cupboard, also enjoys a double aspect incorporating an attractive bow window. The en suite bathroom is fitted with a white traditional Heritage suite including a tiled panel bath with mixer tap over an integrated shower above. A family bathroom fitted with a white Heritage suite including a panelled bath with mixer tap and shower attachment, a walk in tiled and glazed shower and a double aspect.

A staircase leads to the second floor landing, set partially beneath eaves, with a range of fitted cupboards, drawers and doors leading off to bedroom four with wash hand basin and a built-in wardrobe, exposed timbers and walk in storage room with window. Bedroom five, a double room with wardrobe and stunning rear views. Bedroom seven makes an ideal nursery with interconnecting door to bedroom six, a family size room with a double aspect and door to a quarter landing to a family bathroom, fitted with a traditional white suite. From the quarter landing a separate staircase leads down to the first floor landing. These two rooms would make an ideal bedroom with sitting room.





LAMBERT & FOSTER | FOTHERSBY, RYE ROAD

## GARDENS, GROUNDS AND OUTBUILDINGS

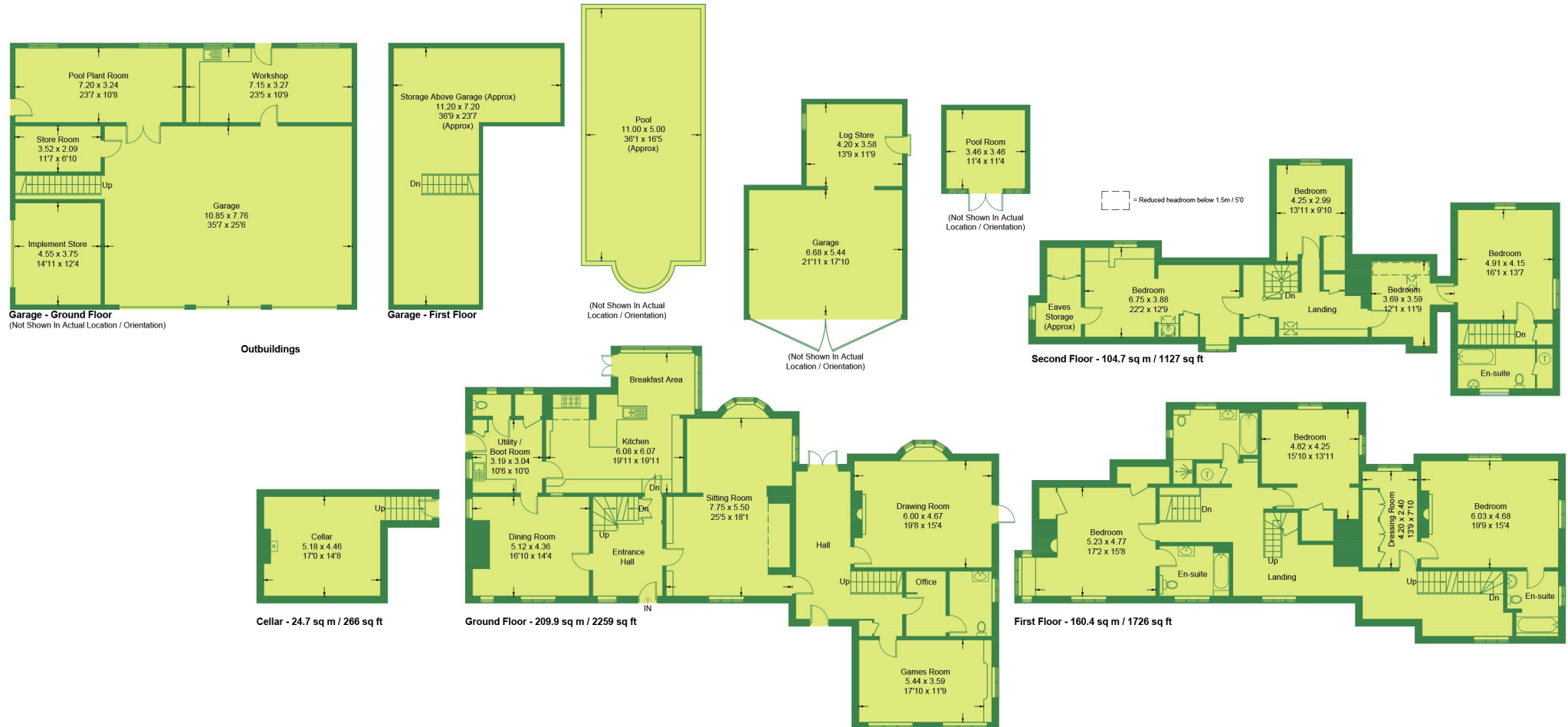
Fothersby is approached via five bar gates opening onto a sweeping drive, with feature brick pillars, leading to a parking area close to the house, with established flowering cherry and beech trees. Leading down from the main driveway with traditional streetlamps, is access down to the main outbuilding, incorporating three enclosed garage bays, with automatic doors, two EV charging points divided between the garaging and parking, workshop, potting room, pool pump and filter house and an integral garden tractor/ implement store. Opposite this building is a traditional brick garage and wood store with pitched tiled roof and double doors.

The main gardens are a particular feature, landscaped and neatly tended, comprising large expanses of striped lawns, with well-stocked beds, shrubs and established trees including mature oaks. The pond with paved seating area is a relaxing area of the garden. A raised paved sun terrace with box hedging, lavender, roses wisteria and acers takes full advantage of the south facing aspect and countryside views.

The swimming pool area is fenced, paved and includes a 36' x 16' pool. The established kitchen garden area is a rabbit fenced including raised beds, established fruit canes, cut flower garden, trained fruit trees and UPVC greenhouse on a dwarf brick wall with automatic opening windows. To maximise water efficiency three separate underground tanks have been installed, filled by draining surface water and have pumps feeding water to taps for garden watering. Positioned to the west end of the garden is a separate vehicular access from the road. The whole extends to 3.027 acres.



# Fothersby, Rye Road, Hawkhurst, Cranbrook



Approximate Gross Internal Area = 475.0 sq m / 5112 sq ft  
 Cellar = 24.7 sq m / 266 sq ft  
 Outbuildings = 282.3 sq m / 3039 sq ft  
 Total = 782.0 sq m / 8417 sq ft  
 (Including Garage & Excluding Pool)

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. (ID1300756)



**VIEWINGS:** Strictly by appointment with the Agent's Cranbrook office 01580 712888.

**SERVICES:** Mains electricity and water and drainage. Main gas fired central heating.

**MOBILE & INTERNET:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**METHOD OF SALE:** For sale by Private Treaty.

**LOCAL AUTHORITY:** [tunbridgewells.gov.uk](http://tunbridgewells.gov.uk)

**COUNCIL TAX:** Band H

**EPC:** Exempt Grade II Listed

**PARTICULARS, PLANS AND SCHEDULES:**

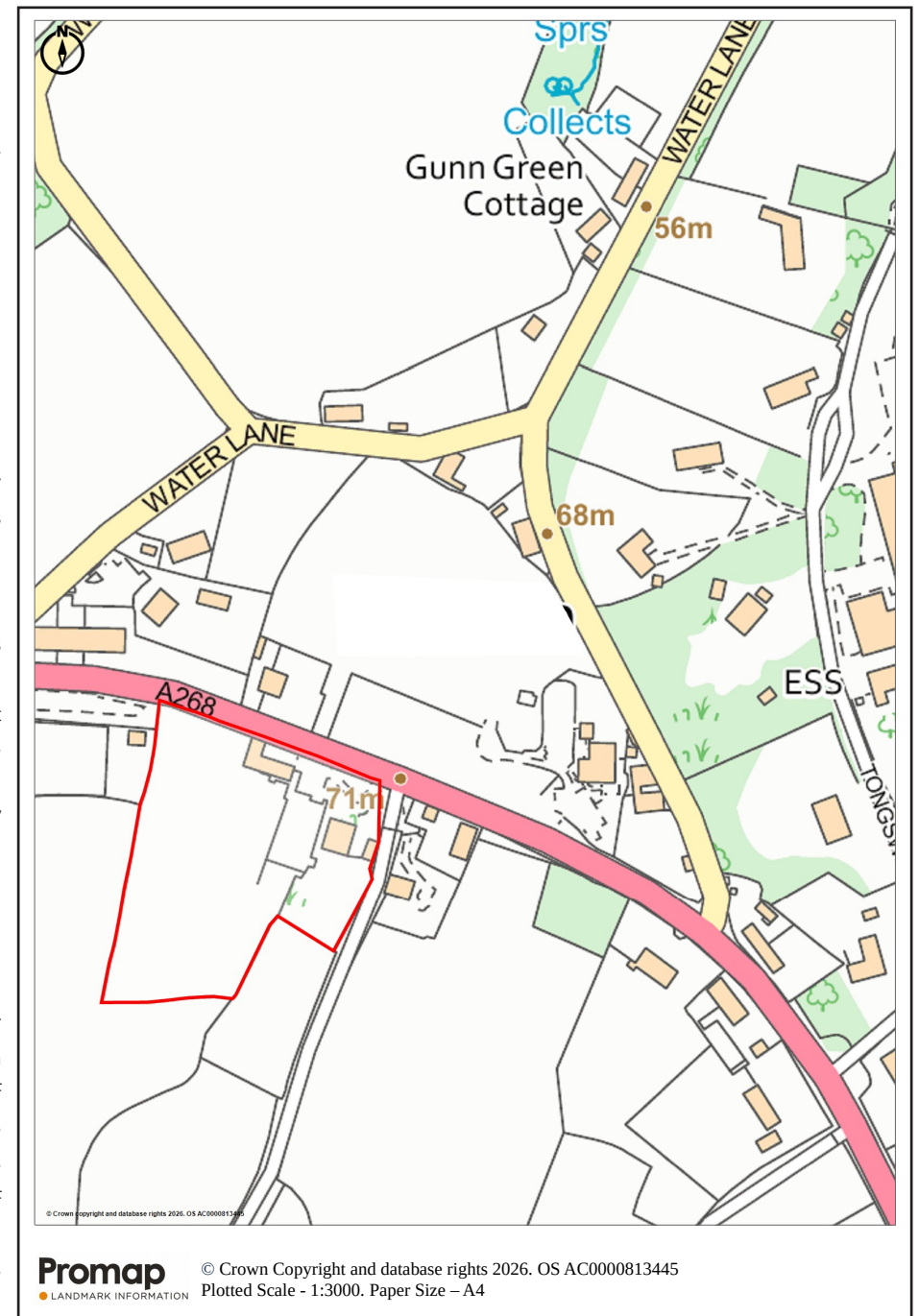
The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

**IMPORTANT NOTICE:**

Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



For identification purposes only - not to scale.

[WWW.LAMBERTANDFOSTER.CO.UK](http://WWW.LAMBERTANDFOSTER.CO.UK)



**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark   naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS