

VALE & MARSH

Danes Beacon Foxhole Lane
Hawkhurst, Kent TN18 5DT

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£850,000

A Charming 4 bedroom Period Home with Gardens, Woodland and an Exclusive Additional Land Opportunity - FIRST TIME TO MARKET IN OVER 20 YEARS

Main residence, rear gardens and woodland extending to approximately 1.0 acre: Guide Price £850,000.

Adjoining paddock of approximately 1.6 acres – land area coloured yellow on map: Price on Application, available only in conjunction with the purchase of the main residence.

Description

Danes Beacon is an attractive four-bedroom period home of traditional Kentish style, dating from the early 20th century and occupying a delightful semi-rural position on Foxhole Lane, close to the sought-after village of Hawkhurst. The property is not listed which makes it an exciting proposition with regards extension and refurbishment.

Enjoying an appealing outlook across open fields to the rear, the property combines characterful accommodation with generous outside space, offering an excellent opportunity to acquire a country home in the heart of the High Weald. Extending to approximately 1,232 sq ft (114.4 sq m) of internal accommodation, the house is arranged over two floors. The ground floor centres around an impressive sitting and dining room, measuring approximately 26'2" x 17'2", providing a generous dual-purpose living and entertaining space, complemented by a wood-burning stove. The kitchen is conveniently positioned alongside, while a ground-floor shower room and WC add practical flexibility.

On the first floor are four bedrooms, comprising three well-proportioned doubles and a generous single bedroom, together with a family bathroom. The principal bedroom measures approximately 13'4" x 11'7", with the second bedroom measuring 14'2" x 11'2". The remaining bedrooms offer versatility for family accommodation, guests or home working.

Outside, the property benefits from established front and rear gardens, together with a rear woodland area, extending to approximately one acre in total. The attractive rural outlook enhances the sense of space and privacy, while an in-and-out driveway provides ample off-road parking.

EXCLUSIVE ADDITIONAL LAND OPPORTUNITY

An adjoining paddock extending to approximately 1.6 acres (area coloured yellow on the land map) is available exclusively to the purchaser of Danes Beacon, at a price on application. The paddock cannot be purchased separately and offers the opportunity to create a combined holding of approximately 2.6 acres.

The additional land may appeal to purchasers seeking further amenity land or exploring longer-term possibilities, subject to planning permission, access, title conditions and all necessary consents. No development potential is guaranteed.

All measurements and land areas are approximate. The floor plan is for illustrative purposes only. Prospective purchasers should satisfy themselves as to the boundaries, title, planning position and any relevant consents.

Viewings strictly by appointment only via Vale and Marsh 01580 242700

Location

Danes Beacon is located on the outskirts 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. Danes Beacon 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.

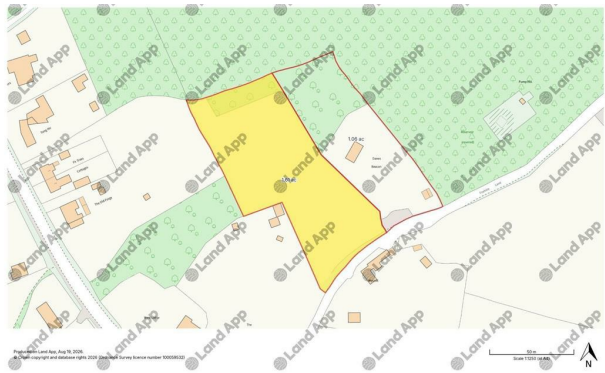
Services

Mains Electricity, Mains Water, Mains Gas, Mains Drainage

Council: Tunbridge Wells Band: F

EPC: E







Danes Beacon, Foxhole Lane

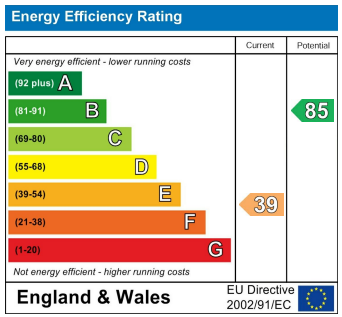
Approximate Gross Internal Area = 114.4 sq m / 1232 sq ft

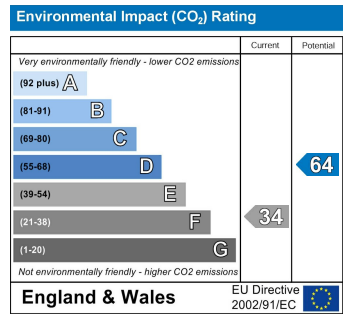


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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