



'Our Focus Determines Your Reality'



High Street
Hawkhurst
Kent
TN18 4AQ



Entrance Hall * Drawing Room * Sitting/ Dining Room * Study
Garden Room * Kitchen/Breakfast Room * Larder
Utility Room * Cloakroom * Cellar

Principal Bedroom * Four Further Bedrooms * Study
Bedroom/Dressing Room * Attic Room * Storage
Family Bathroom * Separate W.C. * Family Shower Room

Grounds Approximately 0.6 Acres * Garage
Driveway Parking



STRIKING GRADE II LISTED TUCKED AWAY VILLAGE HOUSE

A white-painted wooden hawk keeps watch from the roof over this striking Grade II Listed village house, sitting in gardens of approximately 0.6 acres, tucked away in a secluded position within a short walk of Waitrose, the Kino independent cinema and the other extensive amenities in the village of Hawkhurst. The original wing dates from the early 18th century with later 19th century additions and many character features from both eras are exhibited over the three storeys including high ceilings, sash windows, exposed beams and floorboards, inglenook fireplace and original servants' bell.

The accommodation consists of an entrance hall with ornate fireplace, exposed floorboards and picture rail leads down steps into the garden room with doors opening onto an elevated terrace, to the right there is a triple aspect drawing room with exposed floorboards and ornate fireplace, whilst to the left there is a sitting/dining room with inglenook fireplace, exposed beams and floorboards and a door opening into a study with square bay window and door to outside; the kitchen/breakfast room, in the original wing of the property, comes with an Aga and exposed beams and doors opening to a larder and utility room, as well as a cellar and completing the ground floor a cloakroom.

The first floor is accessed via two staircases and provides a principal bedroom, three further bedrooms, all with exposed floorboards, family bathroom, separate w.c. and a family shower room, there are also steps down to a study.



Separate staircases lead to the second, attic floor. One staircase leads to a double bedroom and a further bedroom/dressing room: the other leads to an attic room and a storage room.

OUTSIDE

A tree lined gravel drive sweeps to the front of the property and provides an area of ample parking, whilst leading to the garage, the white-painted wooden hawk keeps watch over the comings and goings from its roof top perch.

The gardens are laid predominantly to lawn bordered with a variety of mature trees and established hedging. There are a number of well-stocked flower and shrub beds and an elevated terrace with steps down to the lawn is an ideal platform from which to enjoy the garden.





HAWKHURST

Hawkhurst offers a good selection of shops including Waitrose and Tesco supermarkets, a chemist, florist, butcher, baker and gift shops. Other local facilities include a Kino cinema, two doctors' surgeries, opticians, dentists, vets and hairdressers. There are restaurants and country pubs as well as sports clubs including squash, tennis, badminton and golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are also a number of other excellent private and state schools nearby, such as St Ronans, Dulwich School, Bethany, Kent College and Benenden School.

Situated within easy driving distance to the A21 which provides access to the M25 motorway. Mainline stations may be found at Etchingham, approximately 10 minutes' drive away, with services through Tunbridge Wells to London and also at Marden or Staplehurst with services to London Bridge, Charing Cross and Cannon Street.







TOTAL APPROXIMATE INTERNAL FLOOR AREA 4,329SQ.FT. (402.2SQ.M)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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