



Peter  
Buswell  
Independent Family Estate Agents

# High Street, Hawkhurst

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## Main Description

This immaculately presented period family home, situated within the Cranbrook School Catchment Area, is believed to date from 1720 with later additions that have enhanced its charm and functionality to a family home. Full of character and original features, this property offers generous and versatile accommodation spread across three floors.

Upon entering, you are welcomed into a warm and inviting entrance hall. The ground floor features a delightful sitting room with an open inglenook fireplace, a characterful breakfast room with a working log burner, and a family room with exposed ceiling timber beams and fireplace. The bespoke fitted kitchen/breakfast room is the true heart of the home opening to an elegant oak framed orangery, bathed in natural light, offering stunning views over the garden and serving as a serene retreat throughout the seasons. A separate utility room and cloakroom add to the practicality of the home.

The first floor hosts the spacious principal bedroom, complete with a well-appointed en-suite shower room. Three further generously sized double bedrooms share a stylish family bathroom, all enjoying views over the gardens and surrounding countryside.

The second floor offers two additional versatile rooms, currently used as a TV room and a loft room. While both rooms have some restricted head height, they provide valuable extra living space, perfect for a home office, playroom, or additional guest accommodation.

The property is set back behind mature hedging, with a charming front garden and a pathway leading to the entrance. There is ample parking with an oak framed garage and cart bay. The beautifully landscaped rear garden is predominantly laid to lawn, interspersed with well-established flowerbeds, a variety of shrubs, and mature trees, creating a picturesque and peaceful outdoor setting. There is also a greenhouse and three garden sheds.

A fully functional modern home office, equipped with power and high-speed internet, provides the ideal space for remote working.





- DETACHED FOUR BEDROOM • THREE RECEPTION ROOMS CHARACTER HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- BEAUTIFUL OPEN PLAN KITCHEN/BREAKFAST ROOM AND STUNNING OAK FRAMED OFFICE WITH POWER AND INTERNET
- FAR REACHING COUNTRYSIDE VIEWS TOWARDS BEDGEBURY FOREST
- SET IN 3/4 OF AN ACRE PLOT
- TWO FURTHER LOFT ROOMS
- TRADITIONAL AND OAK FRAMED GARAGE & CARPORT CART BAY
- EPC RATING E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		