



'Our Focus Determines Your Reality'



Oakfield  
Hawkhurst  
Kent  
TN18 4JR



Entrance Hall \* Sitting Room \* Dining Room \* Conservatory  
Kitchen/Breakfast Room \* Utility Room  
Central Stairwell \* Cloakroom

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Principal Bedroom, Ensuite  
Three Further Double Bedrooms, One Ensuite  
Family Bathroom \* Balcony

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Grounds Approximately 0.63 Acres  
Double Garage with Studio Above  
Driveway Parking



## UNIQUE FAMILY HOME WITH TREETOP VIEWS

This Rodney Allen architecturally designed property built in 1983 offers a unique family home sitting in stunning grounds within walking distance of the centre of the village of Hawkhurst. The spacious accommodation revolves around a statement spiral staircase lit with a roof lantern whilst the first-floor balcony provides views over the adjacent treetops. The hexagonal design of the house is mirrored in the detached garage with studio above.

The accommodation consists of an entrance hall opening into a stairwell with feature spiral staircase, floor lighting and etched windows borrowing light from the sitting room, double doors open from the stairwell into the triple aspect sitting room with doors onto an elevated terrace, a step leads up to the dining room again with a door to the terrace. A door from the dining room and double doors from the stairwell open into the well-appointed kitchen/breakfast room with doors opening into a conservatory; a utility room and cloakroom complete the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room and door opening onto the balcony, three further double bedrooms, one with ensuite shower room and one with double doors opening onto the balcony, and there is a family bathroom.



## OUTSIDE

A gate opens onto a tree lined driveway leading to the detached double garage, there is a utility room in the back of the garage, and a door opening onto a stairwell where there is a door to outside and stairs to the first floor studio where there is a shower room, retro planning is in the process of being applied for to use the studio as an annexe.

The house sitting in grounds of approximately 0.63 acres, is shielded by high hedges and mature trees creating a feeling of privacy. There is an area of lawn bordered with a rockery, and two expanses of terrace are ideal for outside entertaining or just enjoying the tranquillity of the garden.





## HAWKHURST

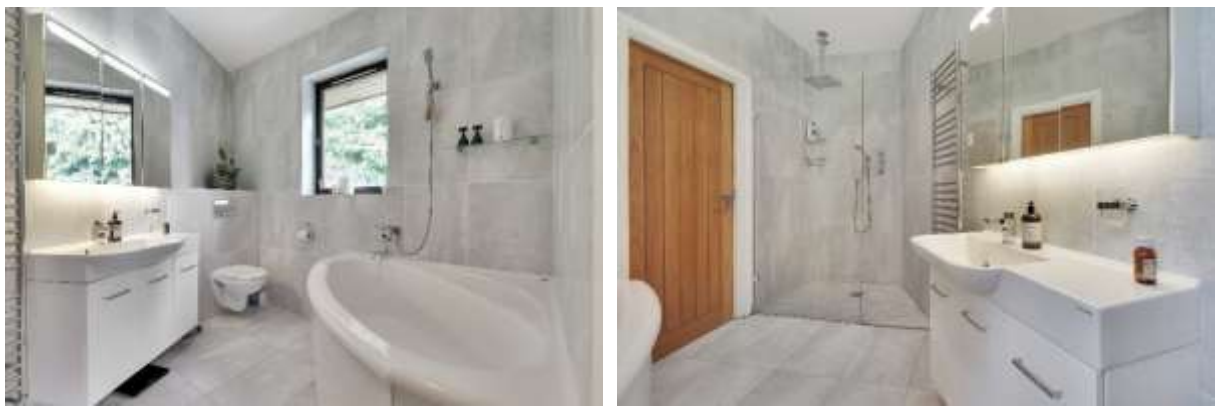
Hawkhurst offers a good selection of shops including Waitrose and Tesco supermarkets, a chemist, florist, butcher, baker and gift shops. Other local facilities include a Kino cinema, two doctors' surgeries, opticians, dentists, vets and hairdressers. There are restaurants and country pubs as well as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

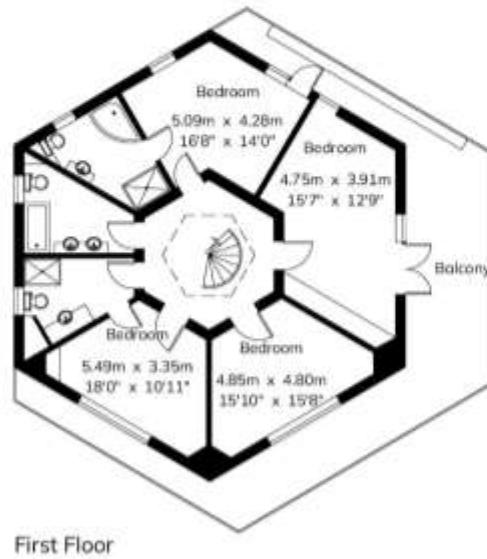
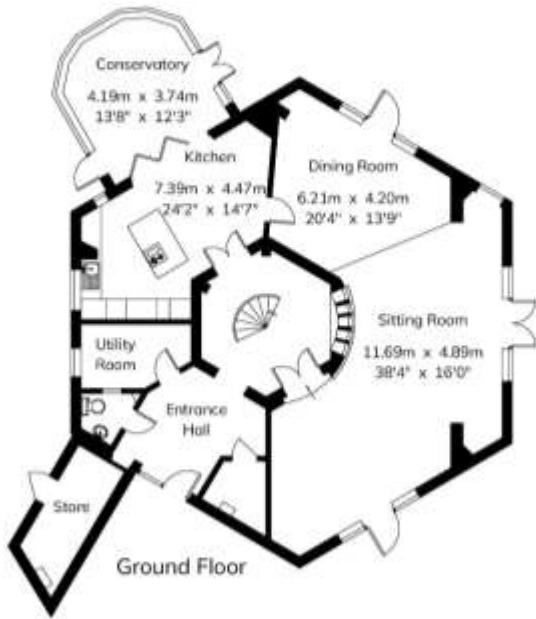




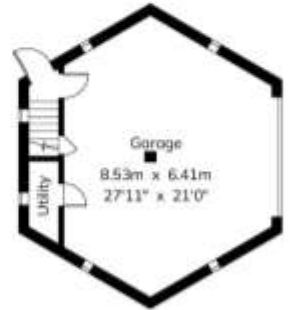


# The Hexagon

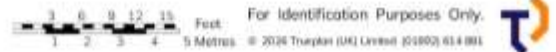
House - Gross Internal Area : 261.4 sq.m (2813 sq.ft.)  
Garage / Studio - Gross Internal Area : 92.1 sq.m (991 sq.ft.)



First Floor



Ground Floor



## SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband connected. EV charger installed.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: C

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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